

# Adamstown Strategic Development Zone

Annual Report 2010



Adamstown

# Welcome

Welcome to the seventh annual report of the Adamstown Strategic Development Zone Planning Scheme.

This report has been prepared by the Adamstown Project Team and is a review of progress made over the course of 2010 in implementing the Adamstown Planning Scheme. Previous Annual Reports can be viewed or downloaded on our website [www.adamstown.ie](http://www.adamstown.ie).

## Opening Statement

The pace of new residential commencements continued to moderate during 2010 due to the contraction in the construction industry and 72 new homes were occupied in Adamstown in 2010.

The main focus during 2010 was completing existing development in The Paddocks and Adamstown Square. Progress was also made regarding the Taking in Charge of the completed residential developments within Adamstown, with the first residential areas expected to be handed over to the Local Authority during 2011. The Adamstown Developers have delivered temporary public playing pitches, to accommodate sporting activities in Adamstown pending the completion of permanent facilities at Tandy's Lane Park and Airlie Park. Developers also maintained discussions with potential commercial tenants for the District Centre during 2010.

During the course of 2010 one planning application was submitted for 177 no. residential units in Adamstown Square 3. The scheme is designed to provide flexible family homes that can accommodate a range of layout options for prospective residents and expanding families. A decision on this application is due in early 2011.

The focus for 2011 is likely to be on delivering flexible family homes in the Adamstown Square and The Paddocks areas and the advancing of the Taking in Charge process for completed areas of Adamstown

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# SDZ Project Management

South Dublin County Council is the Development Agency for the Adamstown SDZ. The Development Agency is responsible for overseeing the implementation of the SDZ. South Dublin County Council has established a Steering Group and a Project Implementation Team to facilitate the ongoing monitoring, evaluation and implementation of the SDZ.

## Adamstown Steering Group

The Adamstown Steering Group met twice in 2010 to review and monitor the implementation of the Adamstown Planning Scheme.

Minutes of the Adamstown Steering Group meetings can be viewed on [www.adamstown.ie](http://www.adamstown.ie).

## Adamstown Project Team

The Adamstown SDZ Project Team is responsible for overseeing and monitoring the implementation of the Adamstown Planning Scheme. The team is responsible for promoting development that is consistent with the Planning Scheme, for monitoring development on site and for working with the Adamstown Developers to ensure design solutions that will make Adamstown a safe and attractive place to live, work or visit. Representatives of the team visit the site 2-3 times weekly to monitor development. A monthly progress report is also posted on the Adamstown website [www.adamstown.ie](http://www.adamstown.ie).

### Adamstown Project Team

- Derek Taylor - Project Technician,
- Olwyn James - Executive Planner,
- Karen Kenny - Project Planner
- Paul Hogan, Project Manager,

The Adamstown website [www.adamstown.ie](http://www.adamstown.ie) is an important link to residents, to adjacent communities, stakeholders and to others with an interest in the development.

The Project Team updates the website on an ongoing basis. Information on the website is divided into the categories of Planning and Development; Living in Adamstown; Smarter Travel; and News and Events. Regular updates include a monthly development progress update, planning application updates, new publications and details of community events.

The Project Team is available to answer general queries in relation to the Adamstown SDZ by telephone on (01)4149000 or by email via the adamstown website [www.adamstown.ie](http://www.adamstown.ie)

## The New Adamstown Community

### Community Liaison

Community Development continues to play an important role in the development of Adamstown as a place. South Dublin County Council is committed to working with the emerging community in Adamstown to facilitate the growth of community networks and is encouraging residents to take an active role in their community.

Andrea Doyne, the South Dublin County Council Adamstown Community Development Officer, has continued to engage with emerging communities in Adamstown, with the Adamstown Developers, with the Adamstown Schools and with other key stakeholders during 2010.

### Community Highlights



*Adamstown Road Race 2010*

### Adamstown Road Race.

Following the success of the inaugural Adamstown 8k Road Race in 2009, Adamstown Community Partnership in partnership with Celtic DCH and Lucan Harriers, hosted a 10k Road Race in Adamstown on September 11th 2010.

The event proved very popular with over 400 participants taking part. There was a festival atmosphere on the day for participants and spectators who enjoyed local bands and a Kiddie's Carnival in addition to the race itself. Proceeds from this year's event were shared between the Adamstown Primary Schools and supporting charities, National Council for the Blind of Ireland (NCBI); and Pieta House, The Centre for the Prevention of Self-Harm or Suicide, Lucan.

### Lucan Community Festival 2010.

The Lucan Community Festival 2010 ran from Saturday 18th September to Sunday 26th September. The festival included a series of events and activities for the communities of Lucan and Adamstown and was a great success with over 500 local residents participating in events. The festival is organised by a committee of local residents from the surrounding areas, including Adamstown, and South Dublin County Councils community workers.

### Adamstown Cricket Blitz

Adamstown Cricket Club hosted an open day and inter club tournament in association with Finnstown House and Castlethorn Construction on Saturday 25th September 2011, as part of the Lucan Community Festival. This was the first event at the new Station Road Playing Pitches

### Smarter Travel Adamstown

South Dublin County Council with the support of the National Transport Authority (NTA) and the Adamstown developers launched Smarter Travel Adamstown in May 2009. Smarter Travel Adamstown is an ongoing programme to promote sustainable travel, through initiatives such as travel events, challenges and direct contact.

Personalised Travel Planning (PTP) advice was offered to 800 households in Adamstown in 2009 on a pilot basis. 213 households and 275 individuals participated in the PTP pilot. A report, Smarter Travel Adamstown, Personalised Travel Planning Pilot Project, was published in March 2010. The report was presented to the NTA, the Department of Transport and Local Authority Network, Get Active Ireland, and the Docklands Business forum.

The full report on the PTP programme is available on the Adamstown website [www.adamstown.ie](http://www.adamstown.ie).

### Bike Week 2010

South Dublin County Councils, Smarter Travel team in conjunction with Adamstown Community Partnership hosted two community events in Adamstown during Bike Week 2010.



Cycling Safety School provided safe cycle training to the Adamstown Schools on Wednesday 16th June. Children from both Adamstown primary schools participated in cycles around the schools campus, followed by debriefing sessions from the Cycling Safety School experts on safe cycling and awareness of other road users.

The Adamstown - Lucan Family Cycle Day took place on Saturday June 19th. Cycling Safety School were commissioned to run novelty cycle events for adults and children throughout the day; Staggs Cycles, Lucan displayed a range of novelty bicycles and offered advice on bike selection and maintenance. Refreshments and prizes were given out throughout the day and the event concluded with a group cycle around Adamstown.

The Smarter Travel team look forward to hosting other community events in Adamstown in 2011.

## Schools and Community Facilities



The Adamstown Castle Schools and Leisure Campus provides a focus for education and leisure uses within the southern area of Adamstown. The campus currently contains two primary schools and a secondary school.

### Adamstown Primary School



There are two 16 classroom primary school buildings in Adamstown at present, the Adamstown Castle Educate Together National School with approx 190 pupils and the St. John the Evangelist National School, which has approx 320 pupils.

### Adamstown Community College



Adamstown community College, the Adamstown Secondary School, opened in September 2009. The school has capacity for up to 1,000 students. Starting with first year classes in the 2009/2010 academic year, the school currently accommodates first and second year classes with a total of 195 students. The school will grow over a 5 year period to accommodate a full school.

Contact Adamstown Castle Educate Together National School by phone on 01 6540088 or at [www.educatetogether.ie](http://www.educatetogether.ie).  
Contact St John The Evangelist Adamstown National School by phone on 087 7535735.  
Contact: Adamstown Community College by phone - 01 654 0348/0954; email - [info.adamstown@codubvec.ie](mailto:info.adamstown@codubvec.ie) or web address [www.adamstowncc.ie](http://www.adamstowncc.ie)

### Parks

During 2010 Adamstown Developers completed the constructing of two temporary playing pitches in Adamstown, pending the completion of the public parks. These pitches are located to west of the Secondary School Site adjacent to the temporary Park and Ride Facility beside the Adamstown Railway Station. The pitches are managed by the schools and will be made available to external groups through liaising with the schools, until such time as alternative facilities are in place, based on shared use and a seasonal license.

### Community Centre

Planning permission was granted to the Adamstown Developers in December 2007 for the first Community Centre. The approved centre has a floor area of 1500sq.meters and incorporates a multi-purpose gym. Upon completion, Adamstown Community College will have priority access to the sports hall during school hours and the community will have access at other times. The Adamstown Developers, Adamstown Community College and South Dublin County Council are in discussions in relation to the provision of the Community Centre.

### Leisure Facility

In March 2008, Castlethorn Construction was granted planning permission for a three storey Sports and Leisure Building. The approved building incorporates a swimming pool, gymnasium and all weather playing pitches. Castlethorn Construction is in negotiations with potential operators for the Sports and Leisure facility.

### Sentinel Building – New Retail Units

The Adamstown Castle Sentinel Building is a mixed use building, located at the junction of Adamstown Avenue and Station Road and comprises 4 retail units. In September 2009, a Londis convenience store opened in the Sentinel Building.



New retail units occupied during 2010 within Sentinel Building

# Transport

## Rail Services

Adamstown Railway Station opened in April 2007 and is located on the Dublin - Kildare rail line. The station continues to provide a valuable service to the residents of Adamstown and the surrounding Lucan area. Service levels continue to be good in the AM and PM peak times and SDCC continues to liaise with the National Transport Authority and Irish Rail, in relation to service provision at Adamstown.

AM peak		Adamstown / Heuston			
Weekdays	(Mon-Sat)				
Depart		7.04	7.29	7.59	8.14 9.13
PM peak		Heuston / Adamstown			
Weekdays	(Mon-Sat)				
Depart		16.05	17.15	18.05	19.15

Further information on Iarnrod Eireann Train services are available on [www.irishrail.ie](http://www.irishrail.ie); by calling the Iarnrod Eireann Information Line on 1850 366222, 09.00hrs to 17.00hrs, Monday to Saturday, excluding Public Holidays, or by calling the 24 Hour Talking Timetable on 1890 778899.



Adamstown Railway Station during morning peak times

## Bus Routes in Adamstown (Network Direct)

Dublin Bus undertook a major review of its network in 2010. Bus routes in the Adamstown/Lucan area were revised on foot of the review and timetables have been updated to incorporate 'bus stop' specific information.

### 25b Bus Route

The new 25B bus service has replaced the 151 service in November 2010, as the primary route serving the southern area of Adamstown. The 25b service runs from the terminus at Adamstown Train Station to Merrion Square, via Adamstown Avenue, Castlegate Way, Esker Road, Griffeen Avenue, Foxborough, Ballyowen Road, Lucan Road, the N4 at Woodies, Hermitage, Liffey Valley, Palmerstown, Chapelizod bypass, Heuston Station, Merchants Quay, Aston Quay, Dawson Street, and Leeson Street. A limited number of services start at Aston Quay in Dublin City and Foxborough in Lucan. The 25b service overlaps with the 25a service on Esker Road; the route veers south to serve residential areas along Griffeen Avenue; and links back up to the 25a route at Griffeen Road for the remainder of the route.



New 25b bus service within Adamstown

### 25a Bus Route

The 25A bus service commences at Esker Church, opposite Superquinn and close to Adamstown Drive and The Paddocks, serving the northern section of Adamstown. The 25A bus route runs from Esker Church to Merrion Square, via Esker Road, Arthur Griffith Park, Griffeen Road, Foxborough, Ballyowen Road, Lucan Road, the N4 at Woodies, Hermitage, Liffey Valley, Palmerstown, Chapelizod bypass, Heuston Station, Merchants Quay, Aston Quay, Dawson Street, and Leeson Street. A limited number of services start at Aston Quay in Dublin City and Foxborough in Lucan.

### 25 Bus Route

The 25 bus service commences at Dodsboro Road, just west of The Paddocks, close to homes in the northern section of Adamstown. During 2010 a pedestrian link was created to link pedestrians from The Paddocks onto the Dodsboro Road. The 25 bus route runs from Dodsboro Road to Merrion Square, via Lucan Village, Lucan Road, the N4 at Woodies, Hermitage, Liffey Valley, Palmerstown, Chapelizod Village, Islandbridge, Conyngham Road, Heuston Station, Merchants Quay, Aston Quay, Dawson Street and Leeson Street.

### 151 Bus Route

The 151 bus service now operates between Balgaddy Road, Foxborough and Docklands Station. This route no longer serves Adamstown.

### Route Overlap

There is significant overlap on 25a and 25b services. These routes overlap at the Esker Road stop; split north and south and converge again at Griffeen Road/Griffeen Avenue to the Merrion Square terminus.

The 25 service converges with the 25a/25b route at Lucan Road (Woodies) to Chapelizod. The 25a/25b services bypass Chapelizod Village and Islandbridge while the 25 route diverts through these areas. The services converge again at Heuston Station to the Merrion Square terminus.

The 25a and 25b routes overlap with the 151 service at the Balgaddy Road terminus in Foxborough.

## Infrastructure Progress

### Progress on Infrastructure to Date

The timely delivery of supporting infrastructure to serve the new development at Adamstown is one of the key principles of the Adamstown SDZ Planning Scheme. The Planning Scheme sets out a phasing plan that clearly identifies the infrastructure required in tandem with each of the 13 phases of residential development within Adamstown.

To date there have been 1169 residential units completed and occupied within Adamstown and the infrastructure requirements for Phase 1a and Phase 1b, are now completed. The table below updates on the delivery of infrastructure required for phases 2-4.



Adamstown Schools Campus - View along station road

Phase	Planning Scheme requirements	Progress on delivery in 2010
Phase 2 1001 – 1800 dwellings	Loop Road 1 – existing eastern section of Tandy's Lane is subject to alternative access arrangements.	Completed to haul road standard early 2008.
	Link Road to the rear of existing Superquinn shopping centre.	Planning permission granted. Construction work not yet commenced. Planning reg ref SDZ07A/0012.
	Adamstown Station access road adjoining the Dublin – Kildare railway line as a haul road	The eastern section of the station access road has been completed.
	Works to upgrade the existing Lucan- Esker and Lucan Low level pump stations	Works completed
	Construction of either a Secondary School or the first Primary School	First primary school opened 2007. Second primary school opened 2008. Secondary School opened 2009.
	Community Centre 1.	Planning permission granted. Construction work not yet commenced.
	Provision of surface water drainage works for the northeast and southeast drainage catchments on a pro-rata basis.	To be identified & provided on a pro-rata basis as part of planning applications for future development.
	Provide pro – rata crèche provision as per the Planning Scheme requirements	To be identified & provided on a pro-rata basis as part of planning applications for future development.
	Provision of both sides of the Adamstown Link Road including a two-way dedicated busway	Completed and opened to public.
	QBC busway on Main Station Access Road	Initial section has been completed.
Phase 3 1801 – 2600 dwellings (Cont'd next page)	District Centre busway loop road adjoining Adamstown Station	Planning permission granted. Construction work not yet commenced.
	Station access road adjoining the Dublin – Kildare railway line	Eastern section of station access road completed.
	Eastern section of the Loop Road around the Adamstown District Centre	Constructed to haul road standard.
	Construction of leisure centre, swimming pool & all-weather pitch	Planning permission granted. Construction work not yet commenced. Planning reg ref SDZ08A/0001.
	Northern Section of Loop Road 2 to replace western section of Tandy's Lane.	Initial section constructed. Construction work has not yet commenced on remaining section.
	Part of the northern section of Loop Road 3 as a haul road to facilitate the construction of the Tobermaclugg Pumping Station.	Initial section permitted .Construction work has not yet commenced.
	Tobermaclugg Pumping Station	Tobermaclugg Pump Station completed 2009.

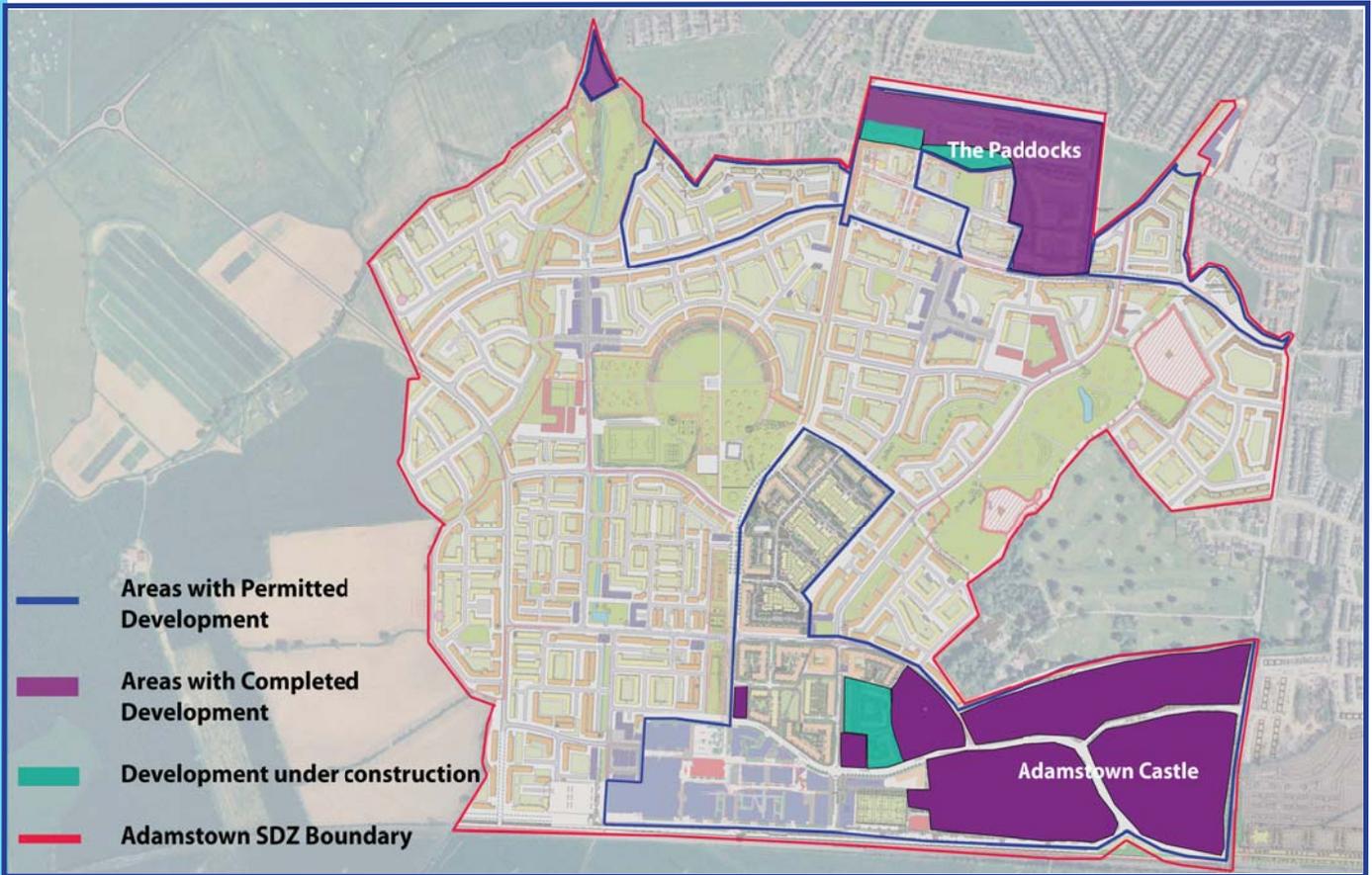
## Infrastructure Progress

Phase	Planning Scheme requirements	Progress on delivery in 2008
<b>Phase 4</b> 2601 – 3400 dwellings	Works to upgrade Tobermaclugg Stream between the SDZ lands and the N4 including the upgrade of Tubber Lane surface water drain.	Tobermaclugg Stream upgrade works substantially completed 2009.
	Development of first phase of Adamstown District Centre Phase to include 3000 sq.m. of retail floorspace	Planning permission granted. Construction work not yet commenced. Planning reg ref SDZ08A/0002.
	Community Centre 2	No update.
	Provision of surface water drainage works required for the northeast and southeast drainage catchments on a pro-rata basis.	To be identified & provided on a pro-rata basis as part of planning applications for future development.
	Provide pro – rata crèche provision as per the Planning Scheme requirements	To be identified & provided on a pro-rata basis as part of planning applications for future development.
	Construction of post primary school with a minimum of 12no. classrooms of permanent construction	Secondary School completed September 2009.
	Tandy's Lane Park	Pre planning consultation on going. No planning application received to date.
	Community Centre 3	No update.
	Provide pro – rata crèche provision as per the Planning Scheme requirements	To be identified & provided on a pro-rata basis as part of planning applications for future development.
	New junction on the R403 Celbridge Road	No update.
	Both the Celbridge Link Road and the northern section of Loop Road 3 as haul roads	No update.
	Loop Road 2 (Adamstown Boulevard) as QBC route	No update.
	Provide pro – rata crèche provision as per the Planning Scheme requirements.	To be identified & provided on a pro-rata basis as part of planning applications for future development.

In addition to the significant progress made on the delivery of infrastructure required for phase 1a to phase 4, progress has also been made on some major elements of infrastructure required as part of future phases.

Phase	Planning Scheme requirements	Progress on delivery in 2008
<b>Phase 5</b> 3401 – 4200 dwellings	District Centre Loop Rd West of Adamstown Station	Permitted. Construction work not yet commenced.
	Doubling of the Dublin / Kildare railway line as part of KRP – to accommodate min 2000 peak hour direction trips serving Adamstown	Doubling of Dublin / Kildare route completed. No increase in services to date.
<b>Phase 6</b> 4201 – 5000 dwellings	Adamstown District Centre Phase 2	Planning permission granted. Construction work not yet commenced. Planning reg ref SDZ08A/0002.
	Central Boulevard Urban Park	Pre planning consultation on going. No planning application received to date.
	Airlie Park	Pre planning consultation on going. No planning application received to date.

Planning Applications submitted as of December 2010



SDZ Map showing location of all Planning Applications permitted to date December 2010

Planning Applications 2010

During the course of 2010, one planning application was submitted on lands within the Adamstown SDZ.

SDZ010A/0001

Castlethorn Construction has applied for planning permission for 177 residential units within the Adamstown Square Development Area, on the site known as Adamstown Square phase 3 which has a previous permission SDZ07A/0011. The scheme comprises a medium density, neighbourhood. The house types are designed to provide a variety of options for prospective residents, as well as catering for the future flexible needs of expanding families. The application for compact family housing, which is truly adaptable, provides for a mix of housing type and tenure reflecting an organic growth of a new town. The focus on flexible family homes will make a strong contribution to the establishment of a sustainable community within Adamstown, and more particularly, within an area that is in close proximity to the proposed District Centre.

Pre-planning discussions are ongoing with Maplewood Development to revise Phase 2A (SDZ07A/0001) and 2B (SDZ08A/0005) of The Paddocks. This is likely to result in an increase in the number of individual family houses, and a reduction in the number of apartments permitted.



Proposed revised layout for Adamstown Square 3 area

## Overview of Residential Development to the end of December 2010

Residential activity during 2010 has been focused within the Adamstown Square Development Area situated in the southern area of Adamstown and the Airlie Stud (The Paddocks) Development Area in the northern area of Adamstown.

While the rate of occupations moderated further in 2010, there were still a number of new occupations during the year, with a total of 72 residential units occupied during 2010.

There was one planning application for residential development submitted in 2010, a decision on that application is due February 2011. The overall number of residential units permitted to date remains at 3,428 units, representing almost one third (31%) of the total residential units (10,150) that are permissible within the Adamstown SDZ lands.

Summary of total Residential Development to date in Adamstown SDZ Development Area			
Units Granted	Units currently under construction	Units externally completed (at final snagging stage)	Units Occupied
3428	1386	141	1169

*Table 1. Summary of total residential development at the end of December 2010*

The largest concentration of residential development to date has occurred within the Adamstown Castle and Adamstown Square development areas, located within the southern section of the Adamstown SDZ lands.

Total No. Units permitted		3428
Type of units permitted	Houses	781 (23%)
	Duplex	1277 (37%)
	Apartments	1371 (40%)
Size of units permitted	1 bed	173 (5%)
	2 bed	1395 (41%)
	3 bed	1670 (49%)
	4 bed	185 (5%)
	5 bed	5 (0.2%)

*Table 1. Overview of types of residential development at the end of December 2010*

To date there have been a wide range of residential unit types and sizes permitted throughout the Adamstown development. This diversity will allow residents to choose from a variety of unit types and will also accommodate different lifecycle stages.

*Photos of residential development to date across Adamstown*



## Overview of Residential Development to the end of December 2010

### Commercial / Retail Units

The Adamstown Castle Sentinel Building is a prominent landmark building, located at the junction of Adamstown Avenue and Station Road as you enter Adamstown from the Adamstown Link Road. The Sentinel Building comprises 4 retail units. Currently there is a Londis convenience store, café and hair and beauty salon, operating from the Sentinel Building.

To date, over 55,000 sq.metres of commercial development has been approved in Adamstown. Approved developments include four childcare facilities, four retail units, an office building and a sports and leisure building. The majority of commercial development permitted to date was granted within the first phase of Adamstown District Centre in July 2008. The District Centre incorporates over 40 retail units, bars, cafes, restaurants, offices, a healthcare centre, a library, a civic centre, a cinema and a place of worship.

The developers continued negotiations with potential anchor tenants for the Adamstown District Centre during 2010. The initial phase of the District Centre would include a significant Primary Health Care Centre along with a major supermarket



Photo of Sentinel Building containing Londis convenience store



Photomontage images of Adamstown District Centre (courtesy of Castlehorn Construction)

Commercial / Retail Development	
Floorspace permitted	55700.6m2
Floorspace completed / occupied	1289m2

Table 3 Overview of Commercial Development to end of December 2010.

## Initiatives and Supporting Strategies

The Adamstown Project Team continue to support the detailed delivery and implementation of the Planning Scheme by developing support strategies and initiatives.

### Grand Canal Pedestrian / Cycle Green Route Extension

During 2010 South Dublin County Council completed construction works on the new Green Pedestrian and Cycle Route along the southern towpath of the Grand Canal, providing a direct link between the 12th Lock at Grange Castle and Dublin City Centre. The Green Route was officially opened to the public in 2010

Towards the end of 2009 South Dublin County Council commenced construction works on a new cycle and pedestrian link from the Adamstown lands to the Grand Canal Green Route, supported by the Department of Transport. These works have progressed well during 2010. CCTV and public lighting along a pedestrian and cycle route between Adamstown and the Grand Canal have been installed. Construction work has also commenced on a new overbridge across the canal. Once completed the bridge will provide the final link from

Adamstown to the Green Route on the southern side of the Grand Canal. Construction works are expected to be completed by May 2011.

### Adamstown Street Design Guide

The Adamstown Street Design Guide has been developed to supplement the street design standards contained within the Planning Scheme. The Street Design Guide emphasises the need to design streets for all users and not just for cars. It promotes that streets that are attractive and lively, accessible, legible, safe and cost effective to maintain. The Design Guide outlines how these objectives can be achieved both in principle and in technical detail and includes examples of real world solutions, illustrative models and specific design solutions.

The Adamstown Street Design Guide is now available for download from the support strategies section of our website [www.adamstown.ie](http://www.adamstown.ie).

## Looking Ahead to 2011

The focus for 2011 will be to deliver commercial facilities, such as the District Centre and Sports and Leisure Centre, and on commencing residential development within the Adamstown Square and The Paddocks areas. It is hoped that new residential launches during autumn 2011 will bring new residents to both the northern and southern areas of Adamstown.

Castlethorn Construction remain in discussions with potential commercial tenants for the District Centre and are developing a plan which would see the delivery of the District Centre on a phased basis, with the first phase to include a supermarket and medical centre.

Castlethorn Construction remain in negotiations with potential operators for the approved Leisure Centre and remain committed to commencing construction of the leisure centre and community centre.

South Dublin County Council will continue to work with the emerging community in Adamstown in 2011 focusing on enabling community members to support their own initiatives.



**Want to find out more about the Adamstown Development or check on its progress?**

Visit the Adamstown Website at [www.adamstown.ie](http://www.adamstown.ie)

Contact the **Adamstown Project Team** at  
South Dublin County Council - The Planning Department, County Hall, Tallaght, Dublin 24.

Phone - 01 4149000

Fax 01 4149104

E-mail - [info@adamstown.ie](mailto:info@adamstown.ie)