Development Area 10 Adamstown Boulevard

- 850 1,025 Dwelling units
- Up to 10,250 sq. m. of non-residential development
- · New District Centre periphery



Adamstown SDZ Planning Scheme South Dublin County Council September 2003

Adamstown Boulevard

Area character type	High development density
Gross area	14.4 hectares
Net development area	11.3 hectares
Min-max plot ratio	1:0.75-1:0.90
Min-max total development	85,000 - 102,500 sq. m.
Min-max dwellings per Ha	75 - 90
Min-max total dwelling units	850 - 1,025
Min affordable/social dwellings	15% of total dwellings
Min non-residential development	113 - no. childcare places 1 x 150 sq. m. community centre
Max non-residential development	10% of total development up to 10,250 sq. m.
Max retail development	10% of total non-residential up to 1,025 sq. m.
Min-max courtyard building height	2 - 4 storeys with up to 5 storeys at corner/feature buildings
Min-max perimeter building height	3 storeys plus setback to 5 storeys plus setback
Max landmark building height	30 metres (up to 10 storeys approx.)
Min local public open space	0.5 hectares

Key - Access and Movement

Access Distributor Road

Residential Distributor Road - with Parking

Access Point from Main Road Network

Local Through Road

Pedestrian and Cycle Network

Key - Buildings and Spaces

Boundary of Net Development Area Key Building Frontage

Key - All Plans

SDZ Planning Scheme Boundary (Gross Development Area)

SDZ Planning Scheme Boundary (where outside gross development area)

Road

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Perimeter Building

Courtyard Building

Flexible Use (Perimeter) Building

School/Civic Building

Opportunity for Landmark Building

Hard Landscaped Public Space

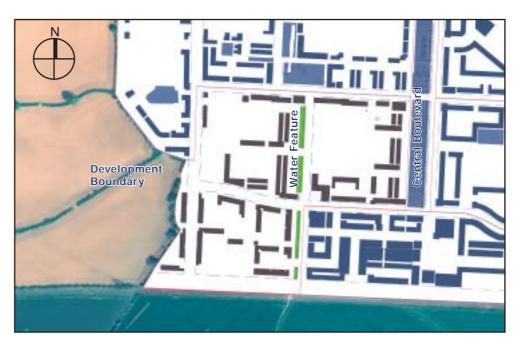
Local Public Open Space

Private Open Space

Established Tree to be Preserved







Buildings and Spaces





Bird's Eye View of Western Boulevard



Contemporary Treatment



Boulevard Cafe



Quality Bus Corridor- QBC



Corner Shop



Hard Landscaped Space

Urban Design Characteristics

- In the Western Boulevard the Water feature is treated with a more urban edge, and hard landscaping
- The Central Boulevard has more uses and a mixture of hard and soft landscaping with an active edge
- Pedestrian and cyclist permeability
- Creches to be associated with Public Open Space





Bird's Eye View of Boulevard

Adamstown SDZ

Planning Scheme

South Dublin County Council

September 2003

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