

Strategic Development Zone Planning Scheme



September 2003



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South Dublin County Council Planning Department

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1.0 Introduction

1.1 Adamstown Planning Scheme Philosophy

1.1.1 This Planning Scheme aims to create sustainable communities rather than just housing developments. The Scheme was prepared with regard to best practice in the planning and design of new urban communities. This is a holistic approach that integrates:-

- **Urban Design**
To create urban place with a strong sense of identity that is attractive and desirable as well as safe and secure, in a traditional town and village format;
- **Land Use**
To require a mix of land uses to provide amenities, facilities, services and employment and enable the community to work, shop and recreate locally;
- **Housing**
To facilitate a mix of house types, sizes and tenure options that allow all sections of society to remain part of the community throughout the life cycle i.e. from the cradle to the grave;
- **Transportation**
To provide alternatives to the private car in the form of a new railway station and transport interchange, additional rail capacity, dedicated bus routes and a continuous network of walking and cycling links;
- **Ecology and Landscape**
To preserve ecosystems and landscape by incorporating distinct habitats and established landscape features into a network of parks and open spaces;
- **Conservation**
To protect and ensure the appropriate use of historic structures, built heritage and archaeological features;
- **Energy Efficiency**
To minimise energy usage through innovations in accessibility, block layout, building design, use of materials and adaptability in floor plans and uses;
- **Phased Delivery**
To ensure that development occurs at a pace whereby it is supported by all necessary infrastructure, services, amenities and facilities.

1.2 Planning Scheme Format

1.2.1 This Planning Scheme comprises five parts. The first part introduces the concept and explains the background to the Adamstown Strategic Development Zone (SDZ) process.

1.2.2 The second part presents proposals for the overall development of Adamstown, including the type, extent and design of development and proposals for transportation, services and amenities.

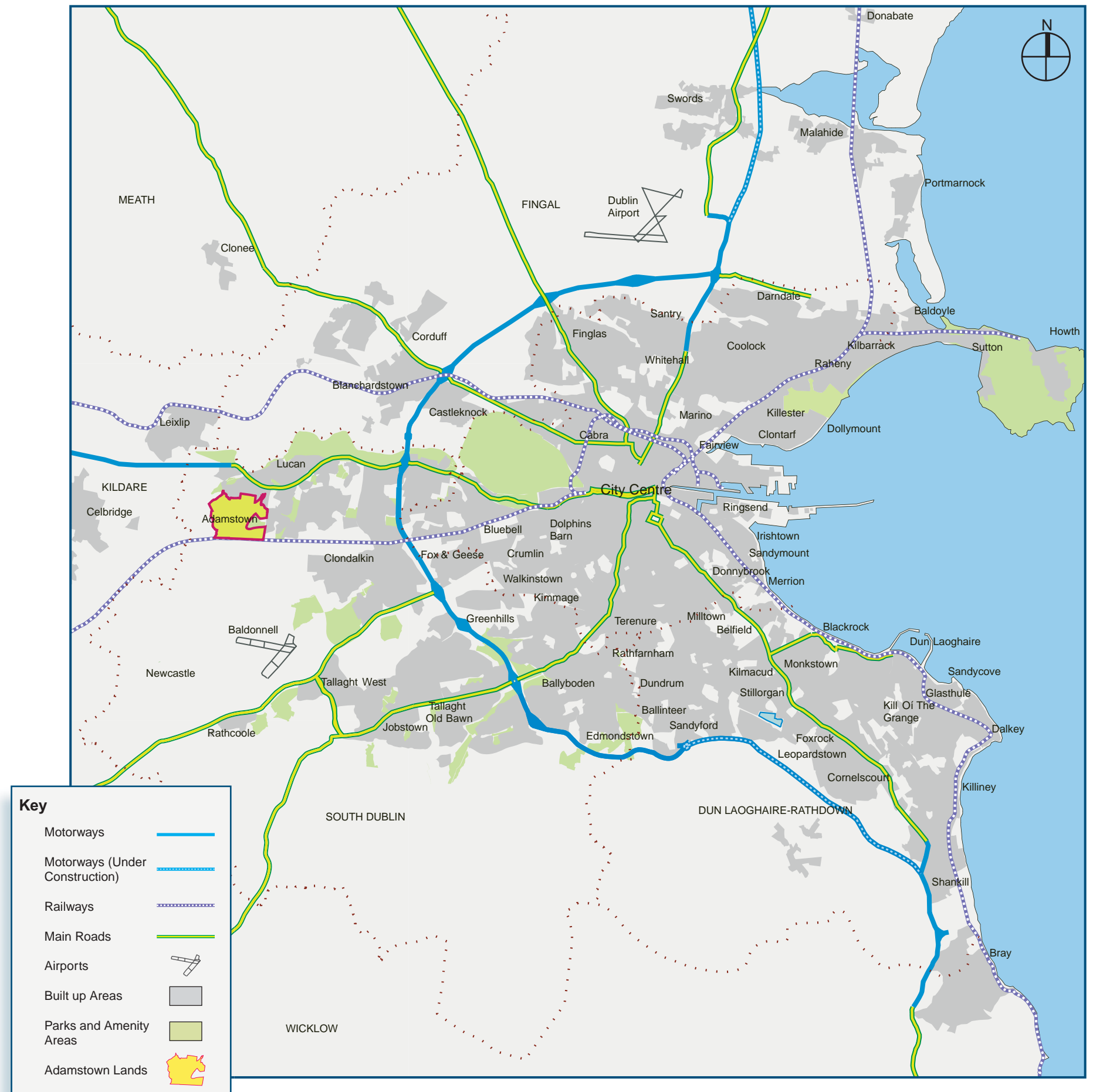


Figure 1.1. Adamstown SDZ - Regional Context

1.2.3 The third part details each of the 15 sub-areas that the Adamstown SDZ has been sub-divided into for the purposes of the Planning Scheme. There are 11 'development areas' and 4 'amenity areas'.

1.2.4 The fourth part of the Planning Scheme indicates the required phasing of development. The number of dwelling units that may be permitted as part of each phase of development is dependent on a certain amount of infrastructure, services, facilities and amenities having been completed.

1.2.5 The fifth part comprises an Environmental Appraisal of the Scheme and includes proposals relating to the minimisation of adverse effects on the environment.

1.3 Background and Process

1.3.1 Part IX of the Planning and Development Act 2000 introduced Strategic Development Zones (SDZs) to facilitate specified development of economic or social importance to the State.

1.3.2 The Government designated 223.5 hectares of land at Adamstown, to the south-west of Lucan, County Dublin, as a site for a Strategic Development Zone for residential development, on 1 July 2001.

1.3.3 South Dublin County Council is the specified Development Agency for the Adamstown SDZ site, being the relevant Planning Authority for the area. A Draft Planning Scheme was prepared and submitted to the elected members of South Dublin County Council in December 2002.

1.3.4 The Draft Planning Scheme was displayed in public during January and February 2003, during which time submissions and observations were invited from all interested parties. A total of 123 valid submissions were made to the Planning Authority.

1.3.5 Reports on submissions and observations received were prepared and submitted to the elected members of the Planning Authority. The Reports recommended 40 changes to the Draft Planning Scheme. The elected members proposed 56 further changes in the form of motions during April 2003.

1.3.6 After several Council meetings at which the proposed changes were considered, the elected members of South Dublin County Council decided, by resolution, to 'make' the Draft Planning Scheme subject to a total of 62 variations and modifications, on 7 May 2003.

1.3.7 A total of 20 parties who had previously made submissions to the Planning Authority in respect of the Draft Planning Scheme, made appeals to An Bord Pleanala regarding the decision of South Dublin County Council, in June 2003.

1.3.8 An Bord Pleanala held an oral hearing in respect of the Draft Planning Scheme during July 2003. The Board approved the Planning Scheme, subject to 26 further modifications, on 26 September 2003. This document comprises the consolidated Planning Scheme and incorporates all changes, variations and modifications.

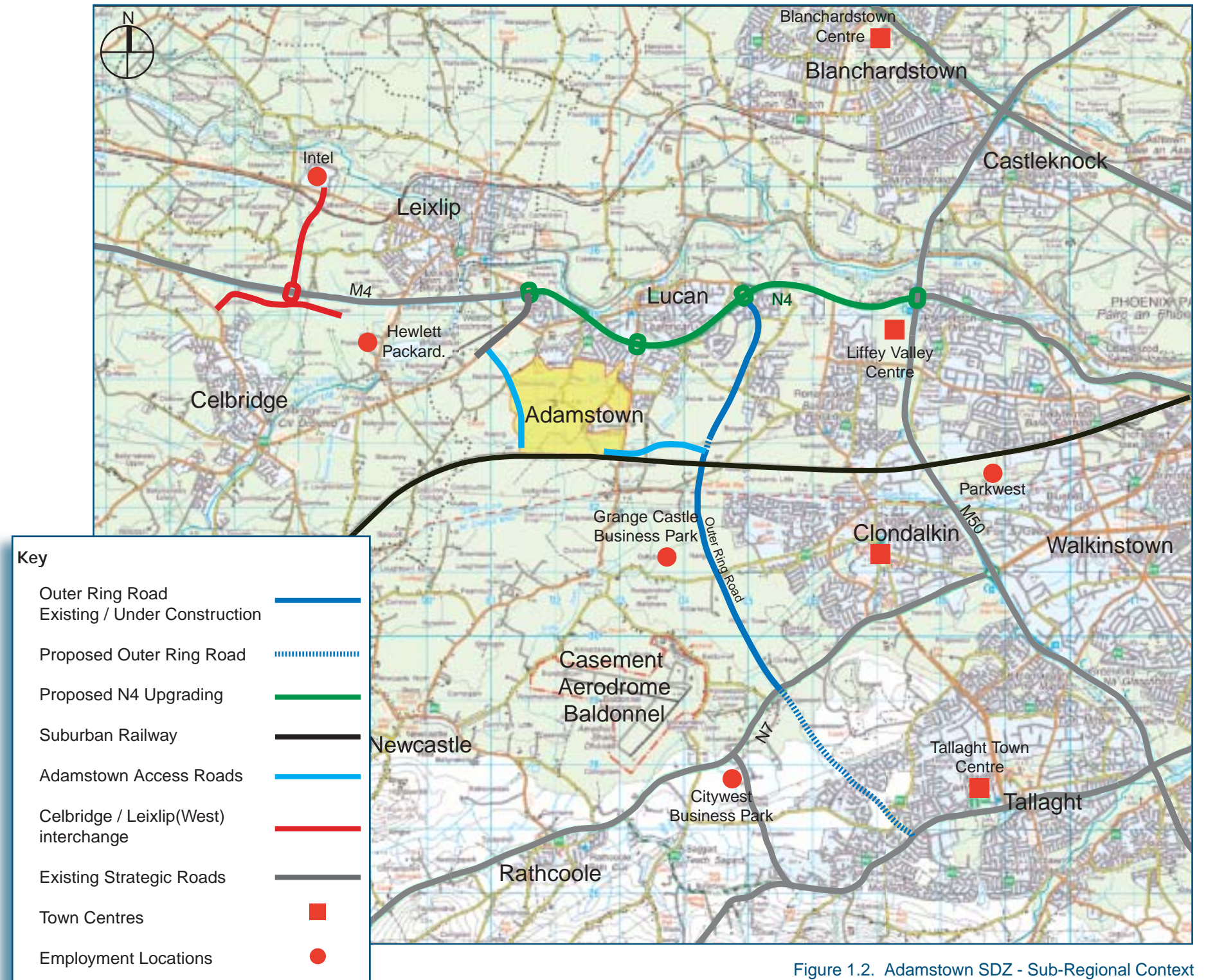


Figure 1.2. Adamstown SDZ - Sub-Regional Context

1.4 The Approved Planning Scheme

1.4.1 The Adamstown SDZ Planning Scheme forms part of any County Development Plan in force in the area of the Scheme until the Scheme is revoked, and any contrary provisions of the Development Plan shall be superseded by the Planning Scheme.

1.4.2 Development within the Planning Scheme area requires planning permission from South Dublin County Council. Where development proposals are consistent with the provisions of the Planning Scheme, they will be granted planning permission. Where not consistent with the Scheme, no permission will be granted.

- 1.4.3 No party may appeal to An Bord Pleanála against a decision of South Dublin County Council on any application for permission in respect of a development within the area subject to the Adamstown SDZ Planning Scheme.

1.5 Planning Scheme Area

- 1.5.1 The total gross area of the Adamstown SDZ is 223.5 hectares. This area includes the lands west of the R120 Newcastle (Lock) Road and north of the railway that are zoned 'A1' in the South Dublin County Development Plan 1998, the adjoining roads, railway line, site boundaries, Tandy's Lane and an adjoining public open space in the Hillcrest housing area to the north-east.

- 1.5.2 The total gross SDZ area is greater than the area subject to the Planning Scheme. The Planning Scheme area is 218.8 hectares and comprises all of the lands within the SDZ, but excludes the existing occupied protected structures at St. Helen's and Somerton and their attendant grounds (Figure 1.3.) and the adjoining public open space at Hillcrest.

- 1.5.3 The area subject to the Planning Scheme is greater than the actual developable area. The developable area also excludes the adjoining roads and railway line and comprises 213.9 hectares.

1.6 Planning Context

Adamstown Local Area Plan 2001

- 1.6.1 A detailed Local Area Plan (LAP) exists for Adamstown (Figure 1.4. overleaf). The Adamstown LAP was adopted by South Dublin County Council in July 2001. The Plan sets out the framework for the future development of the lands at Adamstown and forms the basis for the preparation of the Adamstown SDZ Planning Scheme.

South Dublin County Development Plan 1998

- 1.6.2 The South Dublin County Development Plan was adopted by South Dublin County Council in December 1998. The Adamstown SDZ lands were zoned "To provide for new residential communities in accordance with approved Action Area Plans".

Strategic Planning Guidelines for the Greater Dublin Area 1999

- 1.6.3 Strategic Planning Guidelines for the Greater Dublin Area (SPGs) were published in March 1999. The Adamstown SDZ lands are located within the defined Metropolitan Area, for which the strategy is to consolidate development by increasing overall densities and thereby facilitating the provision of a considerably enhanced public transport system.

A Platform for Change - DTO Strategy 2000-2016

- 1.6.4 A transport strategy for the Greater Dublin Area was published by the Dublin Transportation Office (DTO) in September 2000 and is the overall planning framework for the development of the transport system in Greater Dublin, including the Adamstown SDZ lands, over the period 2000-2016.

Residential Density Guidelines for Planning Authorities 1999

- 1.6.5 Residential Density Guidelines for Planning Authorities were published by the Department of the Environment in September 1999. The Guidelines identify appropriate locations for higher residential densities including outer suburban / 'greenfield' sites and lands proximate to existing or proposed public transport corridors such as Adamstown.

Retail Planning Strategy for the Greater Dublin Area

- 1.6.6 The Retail Planning Strategy for the Greater Dublin Area was published in January 2002. The purpose of the Strategy is to ensure that adequate provision is made for retail development and to advise on floorspace location. Potential is identified for a new District Centre to serve Adamstown and for the expansion of the existing Centre at Lucan - Esker (Superquinn Centre).

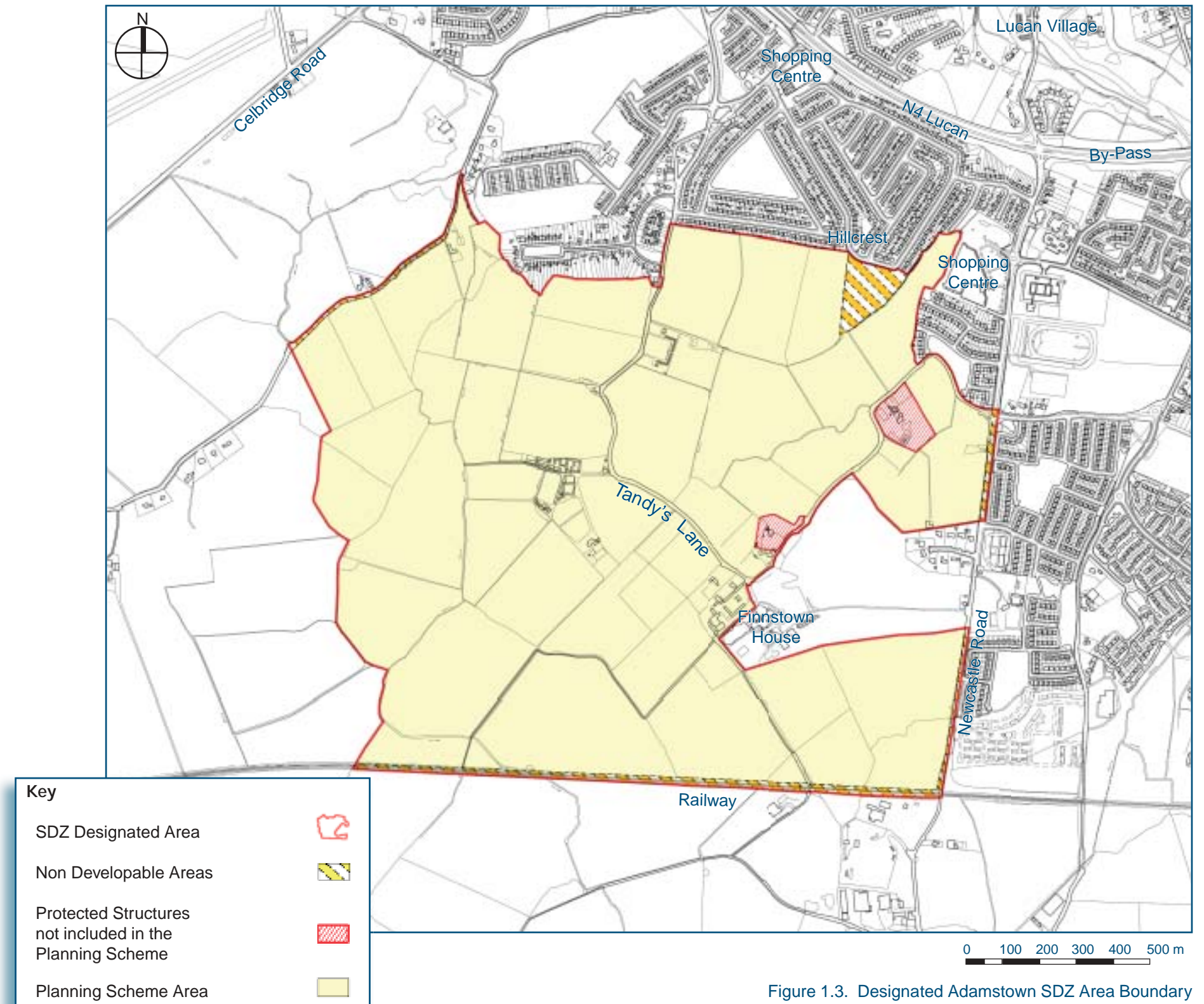


Figure 1.3. Designated Adamstown SDZ Area Boundary

Key

- Urban Zone (Minimum 75 dph/30 dpa)
- Intermediate Zone (Minimum 50 dph/20 dpa)
- Transitional Zone (Minimum 35 dph/14 dpa)
- Existing Housing
- Open Space
 - Existing
 - Proposed
- School Site
 - Primary P.S.
 - Secondary P.P.S.
- Local Centre
- Traveller Accommodation Objective
- Reserved Site (possible Fire Station) R.S.
- Park and Ride Location
- Transport Interchange / Railway Station
- Bus Priority Route
- Walking and Cycling Routes
- Principal Access Roads
- Principal Access Roads (illustrative alignment)
- Secondary Access Roads
- One-way Secondary Access Road (southbound)
- Protected Structures
- Mature Trees and Hedgerows
- Potential Surface Water Attenuation Area



Figure 1.4. Adamstown Local Area Plan 2001 - Strategy Map

1.7 Area Characterisation

- 1.7.1 The gross developable area of the Adamstown SDZ Planning Scheme comprises 213.9 hectares and is subdivided into eleven development areas and four amenity areas. The purpose of this is to characterise each part of the SDZ as a smaller, more identifiable unit.
- 1.7.2 Excluding proposed main road and railway reservations, major public open spaces and sites for schools from the total gross developable area, the total net developable area is 155 hectares. Main road reservations include all required public space within the road corridor such as footpaths etc.
- 1.7.3 Area character type is based on the *Adamstown Local Area Plan 2001* and in particular the three density zones identified, 'transitional', 'intermediate' and 'urban'. The Local Area Plan Density zones have been related to the Planning Scheme development areas, which are characterised as either low, medium or high development density.

	Development or Amenity Area	Gross Area (hectares)	Net Area (hectares)	Area Character Type
1	Adamstown Castle	21.1	12.15	Low density
2	Somerton	14.5	12.8	Low density
3	Airlie Stud	15.6	14.5	Low density
4	Tobermaclugg Village	21.4	19.3	Low density
5	Tubber Lane	18.8	17.6	Low density
	Tandy's Lane Village	21.7	17.0	Medium density
7	St. Helen's	16.0	14.2	Medium density
8	Aderrig	21.7	17.8	Medium density
9	Adamstown Square	15.1	12.15	High density
10	Adamstown Boulevard	14.4	11.3	High density
11	Adamstown Station	8.3	6.2	High density
	Subtotal	188.6	155.0	
A	Tandy's Lane Park	8.0	7.7	Park
B	Tobermaclugg Park	3.8	3.4	Park
C	Airlie Park	11.6	10.85	Park
D	Central Boulevard	1.9	1.3	Urban Park
	Subtotal	25.3	23.25	
	TOTAL	213.9	178.25	

Table 1.1 Adamstown SDZ - Development and Amenity Areas



Figure 1.5. Adamstown SDZ Planning Scheme - Gross and Net Development Areas

