

ADAMSTOWN STRATEGIC DEVELOPMENT ZONE (SDZ) PLANNING SCHEME

PRE PLAN CONSULTATION

STRATEGIC DEVELOPMENT ZONE



CONTEXT

- In 2001, the Government designated Adamstown as a Strategic Development Zone, for the purpose of delivering residential development and associated infrastructure and facilities.
- To date, the delivery of housing and facilities has focused in the north of Adamstown, at The Paddocks and to the south, at Adamstown Square and Adamstown Castle, with 1,249 new homes now occupied.
- Over €100 million has been spent on infrastructure and facilities that directly support Adamstown, including a new railway station, 2 primary schools, a post-primary school, a crèche, a neighbourhood park, local retail facilities, a new sewerage pumping station, water supply and surface water drainage infrastructure, an electrical transformer station, an internal road network and upgrades to adjoining road network. Much of this investment has come from the Adamstown Developers.
- The Adamstown SDZ Planning Scheme, 2003, sets out a detailed Masterplan for the site. The scheme specifies the type and extent of development that is permissible, together with requirements for the phased delivery of supporting infrastructure and facilities.
- Over the 10 year period since scheme approval the economic and policy context with in which the Planning Scheme operates has changed. It is now time to review and update the approved Planning Scheme to take account of this changed context, whilst maintaining its core principles.
- During the review process South Dublin County Council intends to re-examine the types and extent of development that are permissible within the site and phasing and implementation requirements. Given the strategic nature of the site, significant public and private investment to date and the long term nature of the vision for the area, it is envisaged that the overall plan structure will remain largely unchanged.

