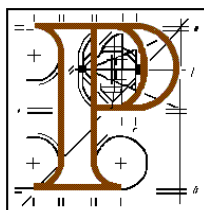


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2014

**South Dublin**

**Amendments to Adamstown SDZ Planning Scheme**

An Bord Pleanála Reference Number: 06S.ZF.2002

**WHEREAS** South Dublin County Council made amendments to a planning scheme on the 10<sup>th</sup> day of February, 2014 under section 171 of the Planning and Development Act, 2000 pursuant to a resolution entitled “Review of Adamstown SDZ”:

**AND WHEREAS** Paul Nicholas Gogarty of 39 Esker Lawns, Lucan, County Dublin and others appealed the decision of the planning authority in relation to the amendments to the said planning scheme:

## **DECISION**

**An Bord Pleanála decided under the provisions of section 169 (7) of the Planning and Development Act, 2000, as amended, to APPROVE the amendments to the planning scheme based on the reasons and considerations under and subject to the modifications 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. Schedule 1 of this order notes the outcome of the Board’s deliberations with regard to each amendment made by South Dublin County Council.**

## **MATTERS CONSIDERED**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## **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 in 2009,
  - regional policy and guidelines, as set out in the “Regional Planning Guidelines for the Greater Dublin Area 2010 – 2022” prepared by the Regional Planning Guidelines Office in 2010,
  - “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 (Cities, Towns and Villages)”, issued by the Department of the Environment, Heritage and Local Government, 2009,
  - “Sustainable Urban Housing: Design Standards for new Apartments – Guidelines for Planning Authorities” issued by the Department of the Environment, Heritage and Local Government, 2007,
  - “Design Manual for Urban Roads and Streets” issued by the Department of Transport, Tourism and Sport and the Department of the Environment, Community and Local Government, 2013,
  - “Local Area Plans Guidelines for Planning Authorities”, issued by the Department of the Environment, Community and Local Government, 2013,
  - “Development Contributions Guidelines for Planning Authorities”, issued by the Department of the Environment, Community and Local Government, 2013,
  - “2012 Action Plan for Jobs and Construction”, issued by the Department of Jobs, Enterprise and Innovation in 2012, and
  - the “Planning and Development of Large Scale Rail Focussed Residential Areas”, issued by the National Transport Authority and the Department of the Environment, Community and Local Government, 2013,
- (e) the provisions of the South Dublin County Council County Development Plan 2010 – 2016, including the housing strategy and Policy H22 of the said plan,
- (f) the residential development carried out to date in the Adamstown Strategic Development Zone 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 and Development Acts and Planning and Development Regulations have been fulfilled with regard to the Strategic Environmental Assessment 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 the 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

Modify **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

11	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 (An Bord Pleanála Modification in black font)**

Note 1 – South Dublin County Council to include updated figures (resulting from the modifications made by An Bord Pleanála) 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 South Dublin County Council 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 interest of practical and orderly development.

### 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 interest of practical and orderly development.

### 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), four number 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 (four number 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 interest 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 South Dublin County Council Housing policy" and reference to "15%" deleted.

**Reason for modification:** In the interest of orderly development (see MA8) and in the interest 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 interest of the proper planning and sustainable development of the Strategic Development Zone area.

Note: The amendment of phasing bands from 600 per phase (as adopted by South Dublin County Council 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:** 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 interest of the proper planning and sustainable development of the Strategic Development Zone area.

Note: The amendment of phasing bands from 600 per phase (as adopted by South Dublin County Council 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.

## SCHEDULE 1

No.	Section	Description	ABP Decision
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  Greater Dublin Area Draft Transport Strategy 2011-2030 (Ch 9 Walking and Cycling)  Toolkit School Travel 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 6,655 Max 8,145	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	Replace title Section 2.2(iii) Total Residential Development with 'Social and Affordable Housing'.  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.  Text amended to reflect additional traveller accommodation unit.  Add additional traveller accommodation site to Figure 2.4.	Approved
11 MA7	2.2(iv) Total Non Residential Development	Relocate 2.2.13 to end of Section 2.2(ii) and amend text to reflect proposed minimum and maximum quantum of residential development  Amend text to reflect proposed maximum (125,500 square metres) extent of non-residential development and proposed minimum (24,175 square metres) extent of non-residential development. Amend Tables 2.5 and 2.6 to reflect this.	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), Department of Transport, Tourism and Sport and the Department of the Environment, Community and Local Government 2013, the National Cycle Manual, National Transport Authority, 2011 and the Adamstown Street Design Guide (ASDG), South Dublin County Council 2009	Approved
14 MA8	2.3(v) Development Density	Amend Section 2.3.20 and table 2.7 to reflect proposed densities  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.	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), Department of Transport, Tourism and Sport and the Department of the Environment, Community and Local Government 2013, the National Cycle Manual, National Transport Authority, 2011 and the Adamstown Street Design Guide (ASDG), South Dublin County Council 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> Department of the Environment, Heritage and Local Government. 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 (Department of the Environment, Heritage and Local Government, 2007)</i> guidelines.</p> <p>Omit text 2.3.55. Reference not relevant. Provisions of South Dublin County Council 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>. Department of the Environment, Heritage and Local Government</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	Sections 2.4.1-2.4.4 Text amended to reflect updated modelling exercise carried by National Transport Authority as part of Scheme review  Additional text in relation to the review of traffic and public transport in Lucan as part of Lucan Movement Framework	Approved
23	2.4(ii) Road Improvements	Sections 2.4.5-2.4.8 amended to reflect upgrades to road network since 2003. Outer Ring Road, Adamstown Line Road and improvements to M50 and N4. Text also reflects existing road infrastructure within the Strategic Development Zone completed to date	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 National Transport Authority'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 Outer Ring Road 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), Department of Transport, Tourism and Sport and the Department of the Environment, Community and Local Government 2013, the National Cycle Manual, National Transport Authority, 2011 and the Adamstown Street Design Guide (ASDG), South Dublin County Council 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	Sections 2.6.10-2.6.12 amended to provide update on school provision in Adamstown.  Schools campus is now developed and incorporates 2 no 16-classroom primary schools and secondary school with capacity for up to 1,000 pupils.  Updated Scheme reflects this provision. Also reflects proposals to relocate primary school adjacent to Tandy's Lane Village.	Approved
36 MA 14	2.6 (iv) Childcare Facilities	Section 2.6.13-2.6.16 amended to reflect current thinking on childcare provision.  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.	Approved

37 MA 15	2.6 (vi) Children's Play Facilities	New Section's 2.6.15-2.6.17 and new Table 2.6.18 to reflect South Dublin County Council'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.  Playgrounds to be provided in each of four major parks and equipped play facilities in each development areas. Public realm design also to provide for informal play opportunities.	Approved
38 MA 16	2.6(vii) Community Buildings	Section 2.6.17-2.6.23 amended to reflect current practice in community building provision in South Dublin County Council.  Pro rata provision not considered appropriate due to delivery and management issues.  Alteration to Section 2.6.17 and 2.6.18 to include the option of two number smaller community centres and provide for the delivery of one number community centre (1200 square metres) in Phase 2 including community sports hall or provision of 600 square metres community centre and additional, separate school sports hall in Phase 2 with additional 600 square metres community centre in Phase 9.  Omit Table 2.18  Update Figure 2.38	Modified
39	2.6 (vi) Shopping and Retail	Update Text and Table 2.19 to reflect Minimum and Maximum retail provision resulting from proposed reductions in non-residential floor space across scheme	Approved
40 MA 18	2.6(viii) Health Emergency/ Religious	Amend Section 2.6.40 to include provision of Primary Health Care Facility as per Amendment No1. Adopted 2006.  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	Approved
		<b>Overarching Changes- Reflected in Mapping</b>	
41	Neighbourhood Boundaries	Minor amendments made to Development Area Boundaries within the scheme	Approved
42	Road Layouts	Minor amendments made to the road layout within the scheme	Approved
43	Flexible Use Buildings	Minor amendments made to the distribution of flexible use buildings within the scheme	Approved



44	Open Space	<p>Minor amendments made to the distribution of open space within the scheme</p> <p>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.</p>	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	<p>Update tables setting out statistical and physical parameters to reflect proposed amendments.</p> <p>Amend Urban Design Characteristics for Somerton Development Area</p>	Modified
	<b>Section 4</b>	<b>Phasing and Implementation</b>	
47 MA 19	4.2 Sequence	<p>Amend Section 4.2.1-4.2.5 to reflect proposed amendments to phasing bands and overall min-max development potential.</p> <p>Amend phasing tables to reflect proposed amended phasing bands and to reflect current infrastructural developments to date and changing infrastructural requirements in the Scheme.</p>	Modified (Note 4)
48	4.3 Operation	<p>Amend Section 4.3.1-4.3.3 to reflect proposed phasing bands and operation of the Scheme to date.</p> <p>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</p>	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 An Bord Pleanála 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 An Bord Pleanála modification under MA8, This relates to columns 3, 4 5 and 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 An Bord Pleanála modification under MA8.

