



**Appendix 1: Proposed Amendments to Adamstown SDZ Planning Scheme 2014 (as amended 2017 and 2020) Guide to reading Proposed Amendments**

## General

The proposed amendments are identified as a series of changes and are set out under the relevant sections of the 2014 Planning Scheme (as amended), in the order in which they appear in the Planning Scheme document. It should be noted that the Planning Scheme was revised by an amendment in 2017 (approved by An Bord Pleanála) in order to align the Scheme with government guidance at the time, and again in 2020 (approved by An Bord Pleanála). As a consolidated document was not produced following the 2017 amendment, nor in 2020, all proposed amendments should be read taking into consideration both the 2014 Planning Scheme and the 2017 Amendment (attached at Appendix 5 for ease of reference), and 2020 amendments. Notwithstanding this, most of the 2017 amendments were further revised by the 2020 approved changes. Any further amendments are shown in the context of the already amended table/text, i.e. using the 2020 amendment approval as the baseline.

A finalised Planning Scheme incorporating all amendments since 2014 will be produced following the decision of An Bord Pleanála on the current proposed amendments.

## Types of Changes

Some changes merely involve amended and updated references, for example, in relation to new policy and guidance documents, e.g. changes to reference new development plans. Other changes are more substantive e.g. changes to the development parameters arising from revised policy and guidance contained in these documents.

## Identifying Changes

Each of the proposed amendments has a unique reference number. Where there are a number of changes to a particular section, these may be grouped together under one reference number. Where appropriate, extracts of text are included in order to show the proposed amendments in context. Changes to the text follow the sequence of the Planning Scheme, except for changes to mapping, which are grouped together. The relevant section/schedule/appendix headings and paragraph/policy and page numbers of the different types of changes are identified.

- Proposed amendments involving additional text are shown in **green**.
- Proposed amendments involving deletion of text are shown in **red-strikethrough**.

## Paragraph Numbering

Where paragraph numbers are shown, these are as in the existing SDZ Planning Scheme document. Changes to paragraph numbering are only shown where there is a specific re-ordering of paragraphs. Where new paragraphs are to be inserted, these are shown without paragraph numbering. All paragraphs will require to be re-numbered when additional paragraphs are added in. This will be carried out when a consolidated document is prepared.

Amendment Ref. No. 1	
Section Reference	Page Reference (2014 Planning Scheme)
2.6.42	40

**From:**

2.6.42 The proposed fire station site will be levelled, grassed and seeded to form an area of public open space, pending determination of the need for a fire station in this area and selection of this site for such a facility. This work should comprise part of the development of the adjoining ‘Somerton’ development area and phased accordingly. Should it be determined by Dublin Fire Brigade and the Planning Authority that the site is not required for a fire station, it may be developed for ‘courtyard’ housing in accordance with this Planning Scheme.

**To:**

2.6.42 The proposed fire station site will be levelled, grassed and seeded to form an area of public open space, pending determination of the need for a fire station in this area and selection of this site for such a facility. This work should comprise part of the development of the adjoining ‘Somerton’ development area and phased accordingly. Should it be determined by Dublin Fire Brigade and the Planning Authority that the site is not required for a fire station, it may be developed for ‘courtyard’ or ‘**perimeter building**’ housing in accordance with this Planning Scheme.

Amendment Ref. No. 2	
Section Reference	Page Reference (2014 Planning Scheme)
Phase 7 and Phase 8 – Phasing Requirement Box	100 & 101

**From:**

Phase 7: Site made available for primary school No. 4 (min 16 classrooms).

*And*

Phase 8: Opening of Primary School on site #4, with a minimum of 16 no. classrooms of permanent construction.

**To:**

Phase 7: Site made available for primary/**secondary** school No. 4 (min 16 classrooms).

*And*

Phase 8: Opening of Primary/**Secondary** School on site #4, with a minimum of 16 no. classrooms of permanent construction.

Amendment Ref. No. 3	
Section Reference	Page Reference (2014 Planning Scheme)
Phase 7: Phasing Requirement Table	100

**From:**

Construction of a Leisure Centre with a swimming pool (not illustrated).

**To:**

‘Construction of a Leisure Centre with Swimming Pool, **or equivalent community facility and/or community gain, to be agreed with the Development Agency** (not illustrated)’.

Amendment Ref. No. 4	
Section Reference	Page Reference (2014 Planning Scheme)
New section 4.4.4	104

**4.4.4**

Subject to the achievement of the Planning Scheme objectives for said areas, the Development Agency may allow the transfer of residential units in a development area to be transferred from one development area to an immediately adjacent development area to contribute to the delivery of high-quality, holistic development and development of remaining undeveloped lands, capped at a maximum of 20% of the maximum total. The cumulative total of residential units constructed in the Development Areas involved in the proposed unit transfer shall not exceed the cumulative maximum of units for the Development Areas in question. The minimum unit numbers for each Development Area must continue to be achieved.

Amendment Ref. No. 5	
Section Reference	Page Reference (2014 Planning Scheme)
New Section 4.3.11	104

**4.3.11**

*The Development Agency may transfer a phasing requirement in a particular phase of the Planning Scheme to the next immediate phase where it is considered and demonstrated that the transfer has no detrimental impact on current or future residents’ amenity.*

*If a particular phasing requirement is transferred from one phase to the next, then the same requirement cannot be further transferred to another subsequent later phase, save for exceptional unforeseen circumstances (where agreed by the Development Agency).*

*Any transfer of a phasing requirement shall satisfy the following criteria:*

*a). The phasing requirement in question shall not in itself be required for the increased population from residential unit occupations in the specific phase*

*b). A clear rationale and justification for the delay in the delivery of the phasing requirement is provided including timelines of actions to date, written input from relevant stakeholders and a programme outlining future delivery, where feasible. The Development Agency will generally not*

*consider the transfer of a phasing requirement in the absence of a robust and feasible delivery programme, where necessary and appropriate.*

*c). A clear demonstration of the impact of transferring/not transferring the phasing requirement on the delivery of residential units*

*d). The cumulative impact of the proposed transfer of phasing and any previously approved transfers will have no significant detrimental impact on residential amenity or overall social infrastructure provision in the SDZ and will not adversely impact on the sequential build out of development areas or the proper planning and sustainable development of the SDZ area*

*Development Agency decisions to transfer a phasing requirement to the next phase will be subject to the above and will be published on the Council’s website following consideration. No phasing transfer shall be approved for requirements to provide childcare facilities or surface water drainage. The current phasing requirements in phase 9 and 10 cannot be transferred by virtue of the fact they are the final requirements of the SDZ Planning Scheme and are thus required to be adhered to.*

Amendment Ref. No. 6.1	
Section Reference	Page Reference (2014 Planning Scheme)
Overall Tables	

Development Permissible by Net Development Area					
	Development Area	Total Development (SQM)*		Total Dwelling Units (Number)	
		Min	Max	Min	Max
1	Adamstown Castle	57,775	58,975	630	640
2	Somerton	54,000	64,800	450	540
3	Airlie Stud	67,425	72,600	630	675
4	Tobermaclugg Village	84,700	106,150	770	965
5	Tubber Lane	73,800	94,800	615	790
6	Tandy’s Lane Village	74,800	<del>102,850</del> 76,120	680	<del>935</del> 692
7	St. Helen’s	81,400	101,750	740	925
8	Aderrig	97,125	<del>130,830</del> 111,195	925	<del>1,246</del> 1,059
9	Adamstown Square	78,720	80,565	640	865
10	Adamstown Boulevard	49,000	<del>90,825</del> 114,450	690	<del>865</del> 1,090
11	Adamstown Station	49,000	<del>97,500</del> 123,900	490	<del>975</del> 1,180
	Subtotal	791,195	1,001,645	7,260	9,211
	Landmark Sites		18,400		184
	Employment Use Transfer of Units			-250	
	Total	765,000	1,020,045	7,010	9,395

\*The 2020 amendment considered 105sqm as the average residential size to be used, and this assumption is still considered prudent to be included.

Min-Max Development Density and Residential Yield by Net Development Area
---

Adamstown Strategic Development Zone (2014) (As amended) – Proposed Non- Material Amendment – Strikethrough Document

	Development Area	Residential Yield (dwellings per hectare)	Area Character Type
1	Adamstown Castle (Total)	46-47	Mainly Developed
	Adamstown Castle (developed)	47	Developed
	Adamstown Castle (Remaining)	13 - 47	Medium Density
2	Somerton	35	Developed
3	Airlie Stud	47	Developed
4	Tobermaclugg Village	40-50	Low Density
5	Tubber Lane	35-45	Low Density
6	Tandy's Lane Village	40 – <del>55</del> 41	Medium Density
7	St Helen's	52-65	Medium Density
8	Aderrig	52- <del>70</del> 59	Medium Density
9	Adamstown Square (Total)	59-60	Mainly Developed
	Adamstown Square (Developed)	54	Developed
	Adamstown Square (Remaining)	58 – 75	High Density
10	Adamstown Boulevard	60 – <del>75</del> 110	High Density
11	Adamstown Station	75- <del>150</del> 182	High Density
	Overall	47-64	Medium Density

Amendment Ref. No. 6.2	
Section Reference	Page Reference (2014 Planning Scheme)
Development Area Tables – Aderrig (8), Tandy's Lane Village (6), Adamstown Boulevard (10), and Adamstown Station (11) – Section 3.	64, 72, 80, 83

Aderrig (Development Area 8)

- 925-~~1,059~~
- Up to 4,750sqm of non-residential development
- Primary School

Area Character Type	Medium Development Density
Gross Area	21.7 hectares
Net Development Area	17.8 hectares
Min-Max Total Residential Development Area	97,125 - <del>130,830</del> -111,195
Min-Max Total Dwellings per ha.	52- <del>70</del> 59
Min affordable/social dwellings	To be negotiated in accordance with relevant legislation and SDCC Housing Policy to include 1 x Traveller accommodation facility
Min Non-Residential Development	
Max Non-residential Development	4% of total development up to 4,750 sq.m

Adamstown Strategic Development Zone (2014) (As amended) – Proposed Non- Material Amendment – Strikethrough Document

Max Retail Development	10% of total non-residential up to 475 sq. m
Min-max courtyard building height	2 -3 storeys with up to 4 storeys at corner/ feature buildings; Blocks close to Central Boulevard Park, 3 to 5 storeys
Min-Max Perimeter Building Height	3 -5 storeys; Blocks beside Central Boulevard Park, 3 + 1 setback – 5 + 1 setback
Max Landmark Building Height	21meters (up to 7 storeys approx.)
Min Public Open Space	0.78 Hectares

Tandy's Lane Village (Development Area 6)

- 680 - **692**
- Up to 6,750sqm of non-residential development
- New Local Centre
- Primary School Site

Area Character Type	Medium Development Density
Gross Area	21.7 hectares
Net Development Area	17 hectares
Min-Max Total Residential Development Area	74,800 – <del>102,850</del> <b>76,120</b>
Min-Max Total Dwellings per ha.	40 – <del>55</del> <b>41</b>
Min affordable/social dwellings	To be negotiated in accordance with relevant legislation and SDCC Housing Policy to include 1 x Traveller accommodation facility
Min Non-Residential Development	100 no. childcare places 1,620 sq.m. retail/retail/services
Max Non-residential Development	7% of total development up to 6,750 sq. m.
Max Retail Development	33% of total non-residential up to 2,025 sq. m.
Min-max courtyard building height	2 -3 storeys with up to 4 storeys at corner/ feature buildings <sup>7</sup>
Min-Max Perimeter Building Height	3 -5 storeys <sup>7</sup>
Max Landmark Building Height	21meters (up to 7 storeys approx.)
Min Public Open Space	0.78 Hectares

Adamstown Boulevard

- 690 – **1,090**
- Up to 8,750 sq. m. of non-residential development
- New District Centre Periphery

Area Character Type	High Development Density
Gross Area	14.6 hectares
Net Development Area	11.5 hectares
Min-Max Total Residential Development Area	72,450 – <del>90,825</del> <b>114,450</b>
Min-Max Total Dwellings per ha.	60 – <del>75</del> <b>110</b>
Min affordable/social dwellings	To be negotiated in accordance with relevant legislation and SDCC Housing Policy to include 1 x Traveller accommodation facility
Min Non-Residential Development	
Max Non-residential Development	10% of total development up to 8,750 sq. m.

Adamstown Strategic Development Zone (2014) (As amended) – Proposed Non- Material Amendment – Strikethrough Document

Max Retail Development	10% of total non-residential up to 875 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	30meters (up to 10 storeys approx.)
Min Public Open Space	0.5 Hectares

Adamstown Station

- 490 – **1,180**
- Up to 29,250 sq. m. of non-residential development
- New District Centre Core
- Railway Station – Transport Interchange

Area Character Type	High Development Density
Gross Area	8.6 hectares
Net Development Area	6.5 hectares
Min-Max Total Residential Development Area	49,000 - <del>97,500</del> <b>123,900</b>
Min-Max Total Dwellings per ha.	75- <del>150</del> <b>182</b>
Min affordable/social dwellings	To be negotiated in accordance with relevant legislation and SDCC Housing Policy
Min Non-Residential Development	200 Childcare Spaces 11,700sqm retail/retail services
Max Non-residential Development	50% of total development up to 29.250 sq. m.
Max Retail Development	50% of total non-residential up to 14,625 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	30meters (up to 10 storeys approx.)
Min Public Open Space	0.3 Hectares

Amendment Ref. No. 7	
Section Reference	Page Reference (2014 Planning Scheme)
1.6 Planning Context, Figure 1.5	4 &6

**From:**

1.6.6

South Dublin County Development Plan ~~2016-2022~~. The South Dublin County Development Plan ~~2016-2022~~ provides the overarching spatial framework to guide the future growth and development of South Dublin County in an orderly and sustainable way.

**To:**

South Dublin County Development Plan **2022-2028**. The South Dublin County Development Plan **2022-2028** provides the overarching spatial framework to guide the future growth and development of South Dublin County in an orderly and sustainable way.



**From:**

Figure 1.5 Guidance, Strategy and Policy Documents GUIDANCE, STRATEGY AND POLICY DOCUMENTS REFERENCED DURING REVIEW AND AMENDMENTS PROCESS	
Local:	South Dublin County Development Plan, <del>2016-2022</del> ;

**To:**

Figure 1.5 Guidance, Strategy and Policy Documents GUIDANCE, STRATEGY AND POLICY DOCUMENTS REFERENCED DURING REVIEW AND AMENDMENTS PROCESS	
Local:	South Dublin County Development Plan, <b>2022-2028; NTA National Cycle Manual</b>

to superseded documents that were relevant at the time of the review that led to the 2014 SDZ Planning Scheme and the 2017 and 2020 Amendment, have been retained.

Amendment Ref. No. 8	
Section Reference	Page Reference (2014 Planning Scheme)
Chapter 3 and Chapter 2	p. 44 and p.12 (Table 2.5)

**From:**

Chapter 3, p.44 (text box stating the minimums and maximums)

Non-residential floorspace

~~5% up to 3,000sqm~~

Chapter 2, Table 2.5, p.12

Development Area	Total Maximum non residential		Total Maximum Retail	
	As a % of total floorspace	Floor area (sqm)	As a % of total non residential floorspace	Floor area(sqm)
Adamstown Castle	<del>5%</del>	<del>3,000</del>	<del>10%</del>	300

**To:**

Chapter 3, p.44 (text box stating the minimums and maximums)

Adamstown Strategic Development Zone (2014) (As amended) – Proposed Non- Material Amendment – Strikethrough Document

Non-residential floorspace

**10% up to 6,000sqm**

Chapter 2, Table 2.5, p.12

Development Area	Total Maximum non residential		Total Maximum Retail	
	As a % of total floorspace	Floor area (sqm)	As a % of total non residential floorspace	Floor area(sqm)
Adamstown Castle	<b>10%</b>	<b>6,000</b>	<b>5%</b>	300

Amendment Ref. No. 9	
Section Reference	Page Reference (2014 Planning Scheme)
Chapter 2	p. 27, section 2.4.19 – additional bullet point

Inclusion of following in section 2.4 (vi) Walking and Cycling:

**Cycle infrastructure should be designed in accordance with the National Transport Authority (NTA) National Cycle Manual, or any subsequent update to said document.**

Amendment Ref. No. 10	
Section Reference	Page Reference (2014 Planning Scheme)
New Section under 2.4 Busway/ QBC	p. 26, section 2.4

Inclusion of following text in section 2.4 (iv) Busway/ QBC:

**‘Much of the QBCs have now been provided, however additional transportation services will be provided via BusConnects and the NTA. As plans for BusConnects are emerging, the ultimate alignment of bus services will be as shown, or as determined by the NTA through the BusConnects project, or otherwise. Where the NTA require alignments or updates to the Planning Scheme regarding busways, the scheme and landowners shall, where practical, and save where streets and QBCs have already been completed, make allowances for such proposals.’**