

ADAMSTOWN :- History & Process

In 1997 O Mahony Pike Architects (OMP) were asked by Developers Castlethorn Construction to advise on the potential of a greenfield site of 500 acres located north of the railway line in west Lucan.

Collaborative thinking and enthusiasm have fuelled the delivery of the development in Adamstown. The Local authority, landowners and designers have all worked together in an effort to deliver an environment of best practice thinking in the built environment.

The three principle landowners collaborated on a joint submission on re-zoning which led to the creation of a joint venture infrastructural delivery company.

The planning process started with the preparation of an Area Action Plan, followed by the approval of a Local Area Plan in April 2001, prepared by SDCC. The area was prioritised by the granting of Special Development Zone designation in June 2001. The planning scheme for the SDZ, prepared by SDCC and OMP, was ratified by An Bord Pleanála in September 2003.

As the SDZ was being prepared a Sustainable Energy Ireland sponsored Study was undertaken to inform energy priorities in the Masterplan lands.

At an early stage, the opportunity was identified to re engage with the railway at the heart of a higher density town centre, based on the principles of the transit village.

OMP prepared a planning application to deliver a station on the Dublin-Kildare line to coincide with the 4 tracking of the line. It became operational in 2007



3D Rendering @ OMP Graphics

ADAMSTOWN SDZ



Adamstown Masterplan : South Dublin County Council & O'Mahony Pike Architects

ADAMSTOWN :- SDZ

Through the SDZ structure, South Dublin County Council became the Development Agency for the Adamstown Planning Scheme. A steering group of South Dublin Senior Directors, Developers representatives and Design team reps was set up to work with the Developers Design Teams. The Steering Group ensured that the government departments and agencies and the various public transport representatives were now involved in the delivery of a planning scheme, informed by an extensive public consultation process and best practice urban design schemes from around Europe and the United States.

The principles set down in the Local Area Plan did not substantially change and the general arrangement of roads, parks and density zones remained the same. However an immense level of detail was added to both the design of the services infrastructure and the built environment in the SDZ Planning scheme.

The Masterplan was organised around a hierarchy of district and local centres, a series of landmark elements and destinations, which responded to specific site characteristics. The proposed streets and squares around the station comprise the town centre with two smaller village centres at Tobermaclugg in the north west and Tandys Lane in the north east.

Schools and parks activate the village centres. More local parks occur along a network of amenity linkages and residential streets.

For clarity the lands were divided into 11 neighbourhoods and 3 amenity areas.

- a detailed indicative layout,
- urban design principles facilities
- access and movement
- layout location of key buildings and amenity spaces
- a checklist of development standards applying to the area

The draft scheme took about 60 weeks to prepare. This was the first document of its kind in Ireland and it constituted a detailed design for a new town comprising a potential population of 25,000 people with 8,000 to 10,000 dwellings together with all the other non residential uses supporting an integrated community of this scale. It was required to be robust comprehensive and detailed in its content and where possible be future proofed, equitable, deliverable, sustainable, marketable and affordable.

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|-------------------------|--|-----------------------|--|
| a Airlie Park | c Primary and Post Primary School | e Somerton | g Central Boulevard |
| b Primary School | d District Centre | f Local Centre | h Railway Station |
| | ◆ Traveller Accomodation Site | | ★ Opportunity for Landmark Building |