A CASE STUDY OF ADAMSTOWN

South Dublin County Council, Ireland

Paddy Gray, Erick Guerra, John Driscoll, Ursula McAnulty, Peter Shanks
International Centre for Local and Regional Development
and University of Ulster

The views expressed in this report are those of the authors and do not necessarily reflect those of the Board of Management of the Housing Agency. This document is not intended to be a legal interpretation of any existing legislation or to be a legal instruction in relation to procedure.

All rights reserved. No part of this publication may be reproduced or transmitted in any form, or by any means, electronic or mechanical, including photocopying, recording or any information storage or retrieval system, without permission in writing from the publishers.

Foreword

We are pleased to present this report, one of three that the Housing Agency has agreed to publish as part of research carried out by the International Centre for Local and Regional Development (ICLRD).

This individual publication is part of a research project conducted in six areas in Northern Ireland and the Republic of Ireland. The six locations are distinct because they look at unique stages of development to create sustainable communities not only in existing estates, but also in newly built areas. In Northern Ireland, the research team investigated the progress being made in Springfarm, Antrim, Carran Crescent, Enniskillen and Irish Street/Gobnascale Interface in Derry/Londonderry. In the republic, the focus was on Cranmore, Sligo, Mahon, Cork and Adamstown, Dublin.

All six studies will be available soon as part of a larger publication. They will also be available on the ICRLD website.

Abstract

This case study on Adamstown Estate is part of a larger study undertaken by the International Centre for Local and Regional Development (ICLRD) that investigates initiatives and policies in Northern Ireland and the Republic of Ireland to improve and build subsidized housing in mixed communities through the lens of six case studies – Springfarm, the Irish Street and Gobnascale interface and Carran Crescent in Northern Ireland and Cranmore, Mahon and Adamstown in the Republic of Ireland.

Together, the six cases provide a cross section of the challenges and opportunities faced by communities, councils, and central government agencies working to promote or provide mixed housing. Each case highlights the strategies that have helped address these challenges and opportunities to create and maintain housing that is safe, prosperous and open to all. A synthesis report that summarizes the six cases is also available.

Introduction

Over the last 40 years, Ireland, north and south, has experienced dynamic changes in demographics, settlement patterns, the economy, migration, socioeconomic conditions and political attitudes. Major shifts have also occurred in how both sides of the border finance, construct, deliver and manage subsidized housing. There was a focus on providing large numbers of units quickly and inexpensively on large social housing estates, often in remote locations without appropriate services, shops or infrastructure. Increasingly, many of these estates came to be seen as areas of housing of last resort, where poor households, unable to make the transition to home ownership, became concentrated. Some estates gained reputations as hotbeds of violent crime, drugs, antisocial behaviour and, in the north, sectarian paramilitary activities and ethnic intolerance.

Just as in much of Europe and North America, Northern Ireland and the Republic of Ireland have developed new policies to counteract some of the perceived failures of earlier housing policies by improving conditions in existing housing estates and providing new mechanisms for delivering subsidized housing that does not concentrate housing of last resort in remote locations. In particular, both governments, while continuing to promote home ownership, have emphasised the need to create mixed, integrated and balanced communities that can accommodate and nurture people and households from different backgrounds, ethnicities and income groups. In Northern Ireland, the legacy of the Troubles and ongoing sectarian mistrust add an additional layer to an already complex process of promoting and supporting mixed communities. The rapid increase in migration, particularly from Eastern Europe, added a new dimension to integrated housing in both jurisdictions.

Methodology

The particular history of an area and even the resolute and voluntary efforts of individual community members have profound impacts on housing estates and government programmes. Given the nuanced, context-specific factors that contribute to the success of policies and programs to promote balanced communities, this study presents its findings as a series of case studies. Each case is unique, but also provides a wealth of information on how government bodies and other key stakeholders can play a role in the creation or continued success of balanced, sustainable communities and key factors that contribute to this success.

In preparing the cases, our research team was supported and informed by the guidance of a panel of experts from both sides of the border. The team conducted interviews, held conference calls and set up focus group meetings with key stakeholders and community members at each site and in the surrounding neighbourhoods. Multiple site visits and meetings with local officials and policy makers complimented these interviews. Draft versions of the cases were distributed for comments to community representatives, government officials, estate managers, private developers and academics. The research team drew materials from a comprehensive literature review and analyzed statistics from agencies throughout Northern Ireland and the Republic of Ireland.

The Study Sites

The six case study areas vary tremendously in terms of location, scale, design and history. Three are located in Northern Ireland – Springfarm outside of Antrim, the Irish Street and Gobnascale Interface area in Derry/Londonderry and Carran Crescent in Enniskillen – and three are located in the Republic of Ireland – Cranmore in Sligo, Mahon outside of Cork and Adamstown on the outskirts of Dublin. Four of them, Springfarm, Irish Street/Gobnascale, Cranmore and Mahon were primarily developed as social housing estates in the 1970s or earlier, while Carran Crescent, a 20 unit 'Shared Future' pilot project, and Adamstown, a 10,000 unit private development that is under construction with a 15% social rental and affordable home sales component, are 21st century new build projects.

The commonality is that they all involve a partnership of residents, public officials and private entities working to provide mixed, integrated housing or services that are available for a diversity of residents. Both governments see mixed communities as an integral part of a strategy to ensure economic and social progress and stability in the 21st century as well as a policy objective in its own right.

Table 1: The Six Study Sites

Site	Units	Population	Opening	City	County/DC
Springfarm Estate	460 (originally 516)	ca. 1,200	1978	Springfarm	Antrim, NI
Irish Street and Gobnascale*	ca. 1,700	ca. 4,300	1949-52; 1968-71	Derry / Londonderry, NI	Derry/ Londonderry, NI
Cranmore Estate	499	ca. 1,500	1974	Sligo	Sligo, RoI
Mahon	4,100 (700 social)	12,000	1970s	Mahon	Cork, RoI
Carran Crescent	20	ca. 60	2006	Enniskillen	Fermanagh, NI
Adamstown	1,019 out of 10,150	ca. 3,000	2006	Adamstown	Dublin, RoI

Source: 2001 Census from Clondermot 1 and Victoria Super Output Areas and Hollymount 2 Output Area 95MM180004

These case studies document good practices and will help others learn from the challenges and opportunities encountered in the planning process. Together the cases demonstrate:

- the importance of community empowerment and leadership;
- the successful creation and management of dynamic partnerships between residents, community groups, the voluntary sector, housing providers and local authorities, public safety and social services among others;
- the adoption of central government policy initiatives that generate local opportunities and have physical implications for the larger neighbourhood context;
- and the ability to achieve results on the ground.

Support

This series of individual case studies and the synthesis report are part of the International Centre for Local and Regional Development's ongoing initiative to support collaborative approaches to cross-community and cross-border development through jointed-up analysis and research. Funding from the Irish Government, through the Higher Education Authority (HEA) and the International Fund for Ireland (IFI) supported this research as part of the core research programme, which brings together a multi-disciplinary team from five academic and research organisations on the island of Ireland and the United States.

Acknowledgements

The ICLRD would like to convey our sincerest thanks to the numerous interviewees in each of the case study areas who were consulted during the course of the study; their views and opinions contributed significantly to this work.

We would like to express our gratitude to the stakeholders and local officials for their support, input and guidance during the interview and data collection process.

The research team conducted the following interviews at Adamstown in Dublin: Housing Affordable Homes Partnership, Spatial Planning at DOEHLG, local councillors, Department of Education and Science, Dublin Transportation Office, Health Service Executive, a DOEHLG Focus Group, the housing association, the Educate Together School principal, the architects and the local council's Adamstown Project Team.

The research team further takes this opportunity to thank the ICLRD partners for their support during this study and our sister organisation, the All-Island Research Observatory (AIRO) for their assistance in the mapping housing development in each of the case study areas.

Research Team

Professor Paddy Gray, University of Ulster

Mr. Erick Guerra, Institute for International Urban Development

Mr. John Driscoll, International Centre for Local and Regional Development

Dr. Michaela Keenan, University of Ulster

Ms. Ursula Mc Anulty, University of Ulster

Mr. Peter Shanks, University of Ulster

Maps by Justin Gleeson and Peter Foley, All Island Research Observatory (www.airo.ie) at The National Institute for Regional and Spatial Analysis, NUI Maynooth.

About the Authors

Paddy Gray is Professor of Housing at the University of Ulster. He is a Fellow of the Chartered Institute of Housing (CIH) and is currently national President of the CIH for UK.

Erick Guerra is a Research Associate at the Institute for International Urban Development in Cambridge, Massachusetts. He is currently pursuing a Ph.D. in City and Regional Planning at the University of California Berkeley.

John Driscoll is the Director of the International Centre for Local and Regional Development and Vice President of the Institute for International Urban Development, Cambridge Massachusetts.

Ursula Mc Anulty is a Lecturer in Housing at the University of Ulster. She is a member of the Housing Studies Association Committee.

Peter Shanks is a Lecturer in Housing at the University of Ulster. He is a Corporate Member of the Chartered Institute of Housing (CIH)

Contents

ADAMSTOWN 2

BACKGROUND 3

- Strategic Development Zone 4
- Project Management 4
- Phasing 5
- Transportation Infrastructure 6

LAND USE AND DEMOGRAPHICS 7

- Housing 7
- Social and Affordable Housing 8
- Resident Profile 9
- Office and Retail 10
- Schools 11

SUCCESSES AND CHALLENGES 12

- Appendix 1: Main Characteristics of Development Areas within Adamstown SDZ as set out by the Planning Scheme 13
- Appendix 2: Delivery of Residential Development to February 2009, Adamstown SDZ 14

REFERENCES 15

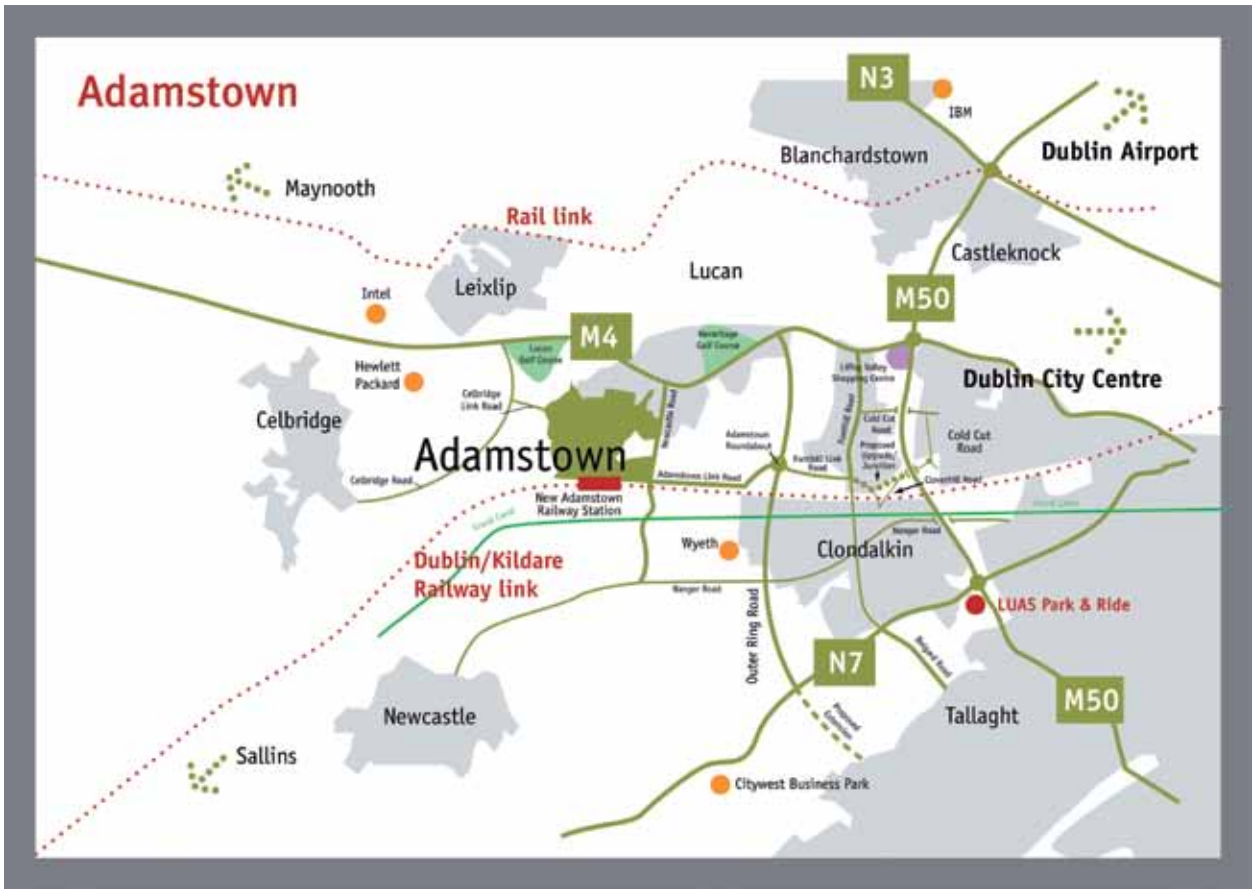
Adamstown

Adamstown, Ireland's first new town since Shannon, is located 16 km (10 miles) west of Dublin City Centre on a greenfield site south of Lucan. The development site covers an area of just over 220 hectares and is the proposed location for an eventual 8 to 10 thousand dwellings, four schools, four public parks and a downtown shopping district with a cinema, public library and community centre. This new community is supported by a new suburban rail station, 20 km of main roads, pedestrian and bicycle facilities and two high-service bus corridors. When complete, Adamstown will be home to between 20,000 and 25,000 people, making it one of the largest towns in Ireland.

Plans for Adamstown began with the 1998 South Dublin County Development Plan and a detailed Local Area Plan (LAP) that was adopted by the South Dublin County Council in 2001. Ten years later, over 1,000 units have been constructed and occupied, while another 2,500 have been permitted. Major transportation infrastructure has been completed, as have two of the schools. With only one-tenth of the units complete, Adamstown has already won numerous local and international awards for its planning.

Residents have generally been pleased with Adamstown, although at the time of this study, the proposed town centre next to the railway station remains unbuilt and many residents are dissatisfied with the slow development of retail and commercial space in the area.

Adamstown Location



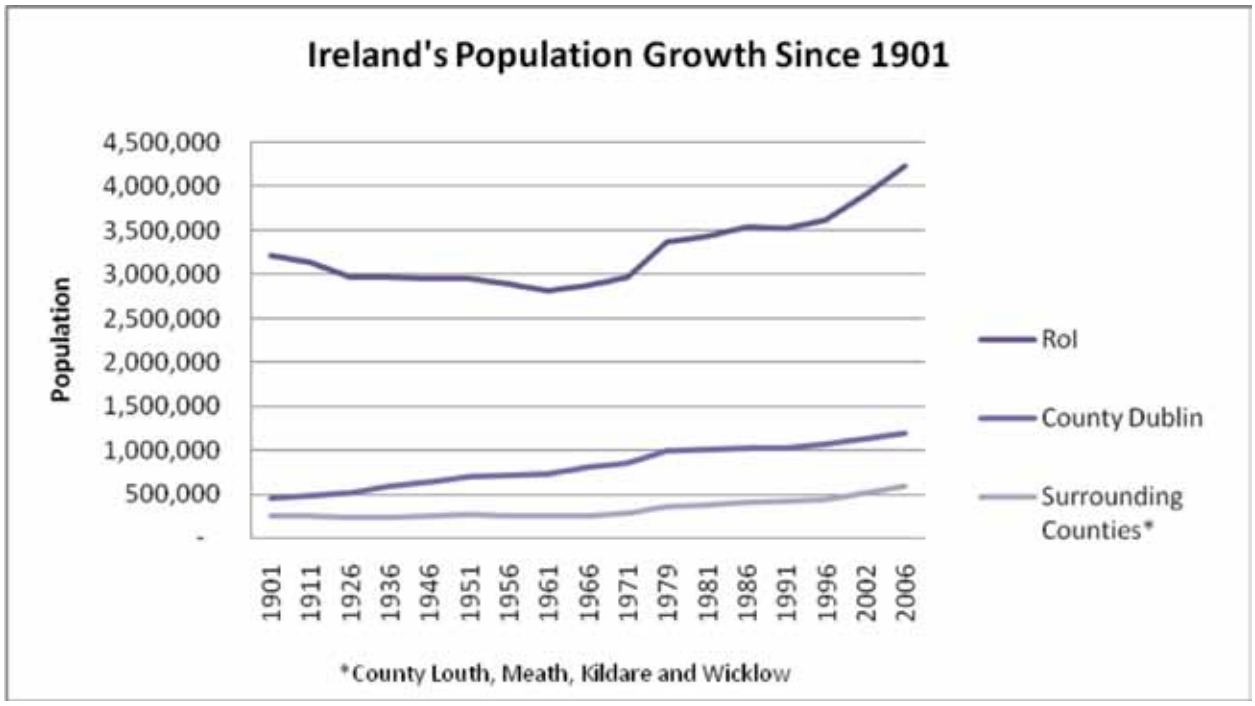
Source: www.adamstown.info

Unlike many of the social housing estates of the past, Adamstown takes a market approach to providing subsidised housing. Developers must set aside fifteen percent of units constructed as affordable for-sale properties or as social rental housing available through the local authority or a housing association. Furthermore, developers must provide associated infrastructure in order to move forward with housing construction.

As the housing market has weakened, housing construction has slowed dramatically. Nevertheless, in 2009, 150 units were completed in Adamstown. The true test of the town's success as a model for providing mixed-income suburban communities will be how it responds to the current economic downturn and the bursting of the housing bubble.

Background

Over the last century, Dublin and its surrounding counties – Louth, Meath, Kildare and Wicklow – have experienced steady increases in their populations, which represent an increasingly large share of the national population. In 2006, 39% of people in Ireland lived in Greater Dublin, which had a population of about 1.7 million. By 2026, the population is projected to increase to 2.4 million. Much of this growth has occurred in privately developed dormitory communities on the outskirts of Dublin that are largely reliant on private cars or intermittent bus service for transportation to jobs outside of the area. Adamstown's plans attempt to provide housing to accommodate the strong demand along with supportive facilities, public transportation and other land uses such as commercial and office space. They also address the need for subsidised housing by meeting the requirement that 15% be set aside for affordable or social housing, thereby encouraging the development of socio-economically integrated communities.



Source: Central Statistics Office Ireland

Strategic Development Zone

Adamstown is the first residential Strategic Development Zone (SDZ) in the Republic of Ireland. Strategic Development Zones were introduced to facilitate development in pre-specified, planned areas through Part IX of the Planning and Development Act 2000. The preparation and approval of the Adamstown SDZ Planning Scheme by South Dublin County Council, Adamstown's development agency, took a period of just over two years from 2001 to 2003. The Adamstown Planning Scheme aims '…to create sustainable communities rather than just housing developments', using '...a holistic approach that integrates land use, transportation, housing, urban design, ecology and energy efficiency'. [1]

Specific features of the SDZ planning process have been critical to the rapid development of Adamstown. In addition to requiring developers to provide infrastructure and services in tandem with housing in a phased process, all development proposals consistent with the approved SDZ Planning Scheme must be granted planning permission, with no right of appeal to An Bord Pleanala. This allows developers to avoid costly permitting processes, lets residents participate in the creation of the future vision and ensures that housing is not built in isolation or lacking complementary uses, services or transport links.

Project Management

The area comprising the Adamstown SDZ originally belonged to six landowners when the SDZ was planned. Three of these owners, Castlethorn Construction, Maplewood Homes, and Tierra Ltd., formed a joint venture company, Chartridge Developments, to move the project forward, deliver common infrastructure and co-operate effectively with South Dublin County Council.

The Adamstown Project Team, comprising four officers from South Dublin County Council, monitors and manages the implementation of the Adamstown SDZ Planning Scheme. They visit the site at least twice each week to ensure that progress is in accordance with permitted development, and that relevant planning conditions are met. The team also publishes a monthly progress report on the Adamstown website.

The Adamstown Steering Group oversees the project's implementation. This group brings together local elected representatives, officers of South Dublin County Council and representatives of other stakeholder organisations such as Irish Rail, the Department of the Environment, Heritage and Local Government (DoEHLG), the Department of Education and Science, Dublin Bus, Dublin Transportation Office and the Health Service Executive. The Steering Group meets four times annually, and receives updates at each meeting on residential development, current and proposed planning applications, infrastructure delivery and community liaison initiatives. Steering Group meetings also offer local Councillors the opportunity to make comments or raise queries on the progress of the scheme.

Adamstown Castle Management Company is responsible for the site's operational management, but has contracted out some of the work to a second management company, O'Dwyer Property Management Ltd. (ODPM). South Dublin County Council also employs a Community Liaison Officer whose job is to identify and build capacity within the community, arrange meetings and events for residents, elicit their views on the area and their accommodation and resolve any issues that are identified.

[1] Adamstown Strategic Development Zone Planning Scheme, p1

Phasing

The project is planned around 13 phases in 11 development areas, over a span of 10 to 15 years. Each phase requires associated work on roads, rail links, schools, community centres, water and sewerage infrastructure, child care facilities, parks and amenity areas, and the construction of retail and office space. The developers are not allowed to proceed with new housing phases until South Dublin County Council's building control department confirms that core facilities are complete.

Development Areas within Adamstown SDZ

Source: www.adamstown.ie

The first planning application for development within Adamstown SDZ was submitted to South Dublin County Council in June 2004, and granted planning permission in September of that year. Development commenced at the end of the year. Appendix 1 sets out some of the main characteristics of each development area in Adamstown, with regards to the minimum and maximum number of dwelling units, densities, associated childcare provision and services and amenities.

Transportation Infrastructure

In addition to the physical transport infrastructure, the Adamstown project team has been working with the Dublin Transportation Office (DTO) to develop a sustainable travel programme for Adamstown residents. "Smarter Travel Adamstown" was officially launched in May 2006 to promote sustainable travel options for work, school, and non-work activities by providing support and information on travel options. It is the first residential-based travel planning scheme in Ireland.

In line with the phased development requirements, significant infrastructure investment began early in Adamstown. The new Adamstown train station – a stop on the Dublin-Kildare regional line and a centrepiece of Adamstown's integrated land use and transportation – was officially opened by the Taoiseach Bertie Ahern TD, on 16 April 2007. Heralded as the first privately funded station on the Iarnrod Eireann network, the station has 17 daily stops from Adamstown to Heuston, and 18 stopovers in the other direction Monday through Saturday, with reduced services on Sunday. An associated park-and-ride facility, with 300 parking spaces costing €4 daily, and bicycle parking next to the station have been provided. The Adamstown link road, which connects Adamstown to Dublin's Outer Ring road, has been open to public traffic since November 2007. The #151 bus route from the train station to Dublin's Docklands began service in 2007 and runs every 10 minutes on week days, every 15 minutes on Saturdays, and every 20 minutes on Sundays.

Adamstown's integrated land use and transportation system has been planned to maximise the use of public transport, walking and cycling, and to minimise car use. According to a survey[2] of Adamstown's residents in July 2008, the majority of respondents (57%) used a car as the primary mode of transportation; 26% used buses; 17% relied of local or regional trains; and 8% walked or cycled. Four percent of households did not own a car. At the outset of the planning process, there were significant concerns among residents in neighbouring areas about the traffic impact of such a large development. The emphasis on providing good public transport helped to allay this concern and is in line with contemporary best-planning practices. Developers and city officials have also highlighted that Adamstown's transportation and shopping facilities will benefit the surrounding areas.

Bus and Bicycle Parking Outside of Adamstown Station

Source: ICLRD, 2009

[2]A quarter of the Adamstown population (247 households) participated in the survey.

Land Use and Demographics

Housing

Adamstown SDZ has a planned minimum of 8,250 dwellings and a maximum of 10,150 units. As of June 2010, 1,142 units were complete and occupied and 3,428 units had been permitted. Construction on the residential units had commenced in less than half of the development areas. South Dublin County Council provides a website that gives monthly updates on permits, construction and infrastructure development at Adamstown. The majority of houses are two- or three-bedroom duplexes and apartments. Appendix 2 presents the total number of units granted, started, completed and occupied for Adamstown through February 2009. Additional information is available on the Adamstown website: http://www.adamstown.ie/.

A questionnaire carried out by Amárach Research provided details on 247 households comprising 487 adults within the area in July 2008. According to the survey, 72% of units were owner occupied and 59% of owner-occupiers were Irish, as were 28% of the renters.

Table 2: Summary of Adamstown Residential Permitting

Total Units Permitted		3,430*
Type of Units	Houses	781 (23%)
	Duplex	1,277 (37%)
	Apartments	1,371 (40%)
Size of Units	1 bed	173 (5%)
	2 bed	1,399 (41%)
	3 bed	1,661 (48%)
	4 bed	191 (6%)
	5 bed	7 (0.2%)

Source: Adamstown Strategic Development Zone Annual Report, 2008
*the number of units permitted are variously given between 3,428 and 3,431

Sources: ICLRD, 2009

Social and Affordable Housing

According to Part V of the 2000 Planning and Development Act, local authorities in the Republic of Ireland must provide housing strategies that meet the requirement for affordable housing and may impose 20% social and affordable housing requirements – or cash and land equivalents – on private developments within their jurisdiction. The Adamstown SDZ Planning Scheme not only states that, 'It is an objective that in accordance with the South Dublin County Council Housing Strategy 2001, 15% of all dwellings within each development area shall be provided as social and/or affordable units',[3] but also requires that these units be indistinguishable on the outside from market-rate units and that they be integrated throughout the development rather than concentrated in one area. The planning scheme stresses '...the overall need to counteract undue segregation in housing between persons of different social backgrounds in each of the development areas of this Planning Scheme and in the overall context of this Planning Scheme'.[4]

Social and affordable units in Adamstown are normally sold to the South Dublin County Council or a recognised voluntary housing association, and are then allocated by the Council to households on the Council's affordable housing lists. Alternatively, affordable units may be sold directly by the developers, but only to eligible households registered on the affordable housing list. According to the 2008 survey, 6% of households were renting from the local authority, while 5% were renting from a voluntary body. Currently, 461 (13%) of the permitted units are social or affordable and five out of seven development areas currently meet or exceed the 15% requirement.

[3]Adamstown Strategic Development Scheme Planning Scheme, paragraph 2.2.13, p8
[4]Adamstown Strategic Development Scheme Planning Scheme, paragraph 2.2.14, p8

Table 3: Permitted Units by Development Area

Development Area	Units	Social or Affordable	Percent
Adamstown Castle	630	99	16%
The Paddocks	516	76	15%
Adamstown Square	803	83	10%
St. Helens	374	37	10%
Somerton	192	29	15%
Tobermaclugg	316	48	15%
District Centre	597	89	15%
TOTALS	3428	461	13%

Sources: Adamstown Strategic Development Zone Annual Report, 2008, Progress on Site Update, June 2010

Resident Profile

Various stakeholders interviewed, including representatives of the Adamstown Project Team and South Dublin County Council's Community Liaison Officer for the area, have provided anecdotal evidence on emerging trends. There are indications that first-time buyers, mainly young families and professionals, account for the majority of households. A significant number of foreign nationals, many of whom are thought to be employed in the health sector, also live in Adamstown, and their children dominate attendance rolls at the integrated school. Although stakeholders have provided anecdotal evidence on trends, there is little reliable, up-to-date information on the current population structure of Adamstown.

However, in 2008, Amárach Research conducted a study to collect demographic information on the residents of Adamstown. In terms of nationality, 59% of primary household respondents from the 2008 survey identified themselves as Irish. The non-Irish residents hailed from Eastern Europe (12%), other parts of Europe (9%), South Asia (12%), other parts of Asia (8%), and Africa (7%). A small sample of individuals came from the Americas, Australia and New Zealand. English was the primary household language for 58% of respondent households. The religious breakdown of those surveyed was 57% Roman Catholic, 16% other Christian, 10% non-religious, 7% Islamic, and 10% other.

Although diverse in terms of nationality, ethnicity, and religion, the majority of surveyed residents were young, with two-thirds of adults under 35 and 56% unmarried; well-educated with 78% having 3rd level degree qualifications or higher; and employed, with 74% working fulltime. In addition, the majority of the residents (66%) were part of the middle class. With a high level of education, high rate of employment, and high social class, Adamstown is an anomaly when compared to the other case studies. The other areas provide primarily social housing and are home to residents that have lower levels of education, fewer opportunities for employment, and are more likely to be part of the working class.

76% of the residents stated that they are very satisfied or satisfied with Adamstown and 71% of residents indicated that Adamstown feels like home. However, only 37% of respondents felt there

was a good sense of community at Adamstown. This may have been a result of the newness of the community or the lack of recreational facilities, which respondents identified as problematic.

Office and Retail

To achieve its goal of developing a viable, sustainable community, Adamstown will have to provide vastly more commercial and retail opportunities. Although 55,700 square meters of commercial and retail development have been permitted in the town, only one 613 square-meter childcare facility has been constructed and there are almost no shops, cafes, or restaurants. The first shop, 'Londis', opened on 14th September 2009. An adjoining café opened several weeks later. Residents have expressed a strong desire for local shopping facilities and recreation opportunities such as cinemas, bowling, restaurants and cafes. Only 21% of respondents are satisfied with local opportunities to socialise and 16% with local places to eat. Almost half (45%) of respondents travel to Dublin City Centre to dine out.

Proposed Future Site of Adamstown Shopping District

Source: ICLRD, 2009

Schools

Two primary schools have already opened in Adamstown: the Educate Together National School and St. John the Evangelist Catholic School. The Educate Together School has a community-based ethos with a mission to educate children from all different backgrounds, to promote tolerance and to allow children from varying cultural backgrounds to intermingle and learn from each other. At present, students can only be drawn from Adamstown and the immediate Lucan area, despite interest from other neighbourhoods and a number of available spots. At present, only 2 out of 112 students are Irish-born. This may reflect polarisation between young Irish-born professionals with few children and immigrant families with more children in the community. School principal Tom Moriarty, who describes himself as an 'Adamstown fanatic', hopes that the school will see more Irish-born pupils enrolling in the school as Adamstown grows.

St. John the Evangelist National School is a more traditional parish-based Roman Catholic school that gives enrolment priority to Catholic children from Adamstown and the surrounding area. Another primary school and a post-primary school capable of accommodating 1,000 pupils are due to be provided as part of the Planning Scheme.

The 2008 survey found that 49% of households had no children under the age of 17, 23% had one child under 17, 16% had two, 9% had three, and 3% had four. Of the 122 households with children, 64% had children in school and 87% of the children were 10 years old or younger. Of the children in school, 26% were attending Educate Together, 26% St. John the Evangelist, and 48% another school. Principal Moriarty stated that there is a high turnover in students because many of the young professionals living at Adamstown do not stay in the area for long.

Adamstown Community College opened in September 2009 for the Autumn term in a new three-storey state-of-the-art building adjoining the Castlegate Homezone. This post-primary school is currently serving first-year students and will grow over a period of five years to accommodate a full school.

Educate Together National School

Source: ICLRD

Successes and Challenges

Approximately one-tenth of the 10,150 units proposed at Adamstown have been completed and occupied. Including the completed units, permits have been issued for over one-third of planned development. Given the early stage in Adamstown's construction, it is hard to either qualify or quantify Adamstown's success. Nevertheless, despite the current housing market crisis, the first phases appear to have had a number of successes. According to the 2008 survey, 76% of residents are satisfied or very satisfied with Adamstown as a place of residence. Furthermore, the phased nature of the project has ensured that transportation, schools and other important infrastructure services are in place to support the population.

Adamstown has been recognised with a number of awards, including the Irish Planning Institute's Planning Achievement Award in 2005, a European and National Planning Award, and two awards in 2008 from the Local Authority Members' Association (LAMA) for projects benefiting the community – Best Private Housing Development and Best Affordable Housing Development. In February 2009, Adamstown received a Planning Award for Sustainable Communities from the Royal Town and Planning Institute in London.

These awards give Adamstown a lot to live up to, but they also show its promise of providing homes that are well connected and sustainable for Greater Dublin's diverse and expanding population. Adamstown demonstrates that the private sector in partnership with a local authority can provide good town planning, social housing, and transportation and community facilities.

This public-private partnership and the pre-approval of the SDZ plan were vital to Adamstown's initial and future success. They gave the developers a sense of security regarding what they would be able to build and assured the council that appropriate infrastructure and facilities would be provided for the new residents. Regular meetings and good communication in combination with the SDZ plan have forestalled the adversarial conditions that can arise between councils and developers in large development projects.

In the wake of the housing bubble collapse and the financial crisis, the emphasis on market-rate housing delivery seems somewhat misplaced. When designing the SDZ, the housing market was extremely strong and the initial properties sold quickly. Initially, demand was high enough to put a one-dwelling-unit-per-buyer policy in place in order to prevent excessive growth in private rentals and the development of an undesired transient population within the area. However, from July 2009 to June 2010, only 13 units were started and 77 additional units were occupied.

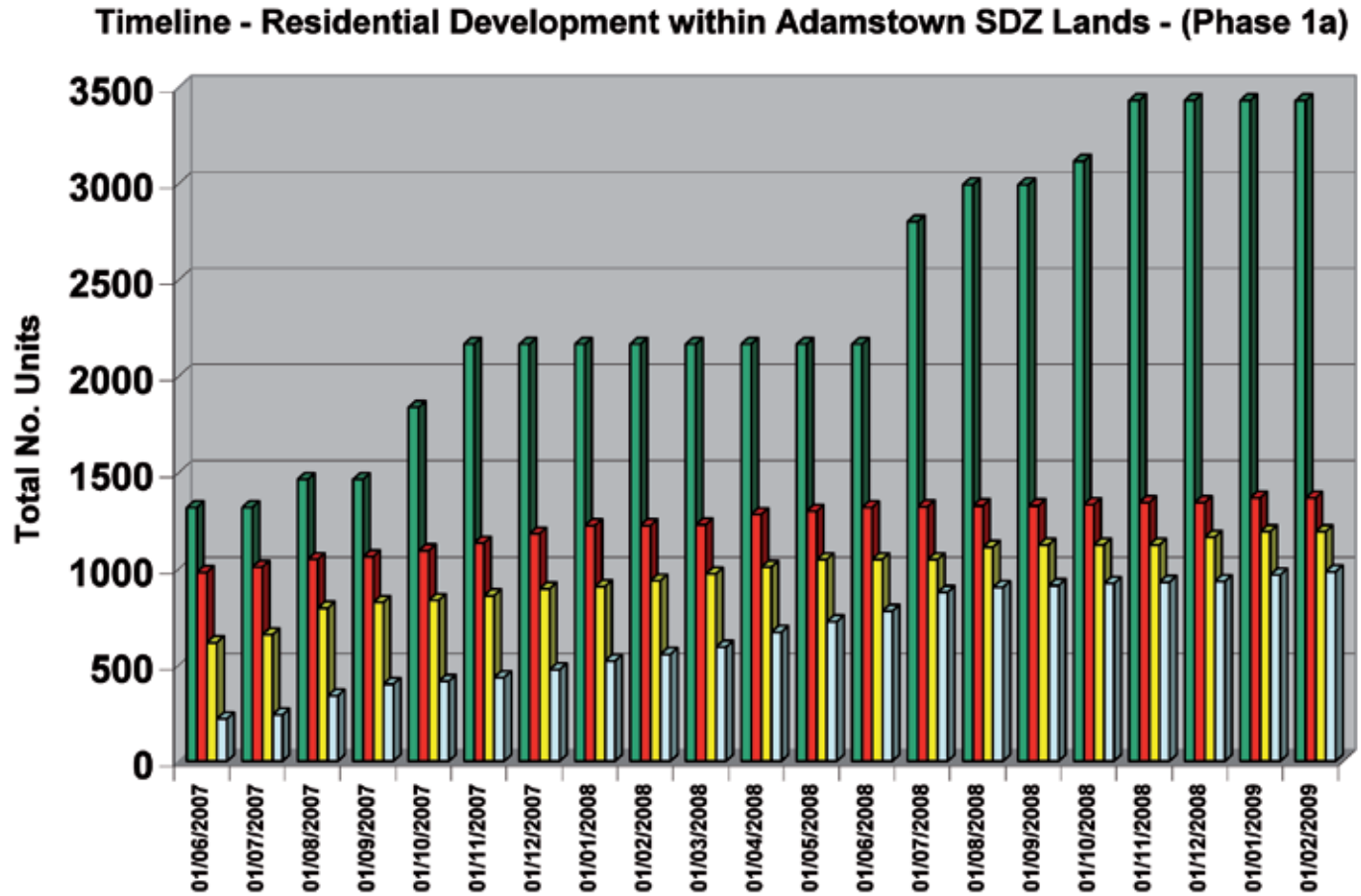
Although representatives of South Dublin County Council remain confident about the project's viability, the timeline for completion is clearly delayed. This will test the flexibility and resilience of the SDZ plan and the partnership between the Council and the developers. Policy models that leverage the private sector to provide infrastructure, amenities and subsidised housing must keep in mind that downturns and busts are an intrinsic part of the real estate market. Adamstown's future success will be judged not just by how it performed in an up-market, but also on how it performs over time in less-than-ideal conditions.

Appendix 1: Main Charactistics of Development Areas within Adamstown SDZ as set out by the Planning Scheme.

Development Area	Area Character Type (Dwellings per Hectare)	Total Residential Development		Max. Non-residential development (as % of total floor space)	Childcare Places	Public Open Space	Community Centre	Other Features
		Min. Units	Max. Units					
Adamstown Castle	Low Density (42-50)	500	600	5%	133	0.76 ha	0-1	Primary and post-primary education site
Somerton	Low Density (35-42)	450	550	5%	120	0.52 ha	0-1	Possible Fire Station Site
Airlie Stud	Low Density (40-48)	575	700	5%	153	0.56 ha	1	
Tobermaclugg Village	Low Density (45-54)	875	1,050	10%	155	0.77 ha	1	New local centre; Enterprise Centre
Tubber Lane	Low Density (40-48)	700	850	5%	186	0.67 ha	1	Traveller accommodation site
Tandy's Lane Village	Medium Density (50-60)	850	1,025	10%	151	0.78 ha	1	New Local Centre; primary school site; Enterprise Centre
St Helen's	Medium Density (65-78)	925	1,100	5%	123	0.57 ha	1	
Aderrig	Medium Density (65-78)	1,150	1,400	5%	153	0.78 ha	1	Primary school site; Traveller accommodation site
Adamstown Square	High Density (75-90)	900	1,100	10%	120	0.54 ha	1	New district centre periphery
Adamstown Boulevard	High Density (75-90)	850	1,025	10%	113	0.5 ha	1	New district centre periphery
Adamstown Station	High Density (75-90)	475	550	50%	42	0.3 ha	0	New district centre core; railway station; transport interchange; civic hall

Parks/Open Space	
Tandy's Lane Park (7.7 ha)	(Major Park) Mainly passive environment; tree planting to create arboretum.
Tobermaclugg Park (3.4 ha)	(Major Park) Focus on developing existing stream and woodland habitats, and highlighting links with past.
Airlie Park (10.85 ha)	(Major Park) Open green space, sports, play and amenity areas.
Central Boulevard (1.3 ha)	(Urban Park) Spine of open space linking Airlie Park to central area; space for pedestrian use.

Appendix 2: Delivery of Residential Development to February 2009, Adamstown SDZ



	Feb-07	Mar-07	Apr-07	May-07	Jun-07	Jul-07	Aug-07	Sep-07	Oct-07	Nov-07	Dec-07	Jan-08	Feb-08	Mar-08	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Jan-09	Feb-09
Total Units Granted Adamstown SDZ	1279	1279	1279	1279	1317	1317	1463	1463	1837	2165	2165	2165	2165	2165	2165	2165	2165	2801	2993	2993	3114	3430	3430	3428	3428
Total Units Started Adamstown SDZ	860	888	932	945	980	1007	1049	1061	1093	1132	1180	1223	1223	1228	1281	1299	1317	1321	1326	1326	1333	1343	1343	1366	1366
Total Units Complete Adamstown SDZ	368	432	452	565	616	657	795	824	835	859	895	907	936	972	1007	1047	1047	1047	1111	1122	1122	1122	1163	1192	1192
Total Units Occupied Adamstown SDZ	160	160	170	190	220	240	340	400	415	435	475	520	555	592	670	724	779	877	902	912	922	929	934	968	984

Source: http://www.adamstown.ie/images/stories/graph%20february%202009.xls

References

Acheson, N. (2004). *Two paths, one purpose: Voluntary action in Ireland, North and South: A report to the Royal Irish Academy's Third Sector Research Programme.* Dublin, Ireland: Royal Irish Academy, Institute of Public Administration.

Anderson, R., Musterd, S., Galster, G., & Kaupinen, T. (2007). What mix matters? Exploring the relationship between individual's incomes and different measures of their neighbourhood context. *Housing Studies, 22*(5), 637-660.

ARK (1998). Northern Ireland Life and Times Survey. Queens University, Belfast and University of Ulster.

Bailey, N., Haworth, A., Manzi, T., & Roberts, M. (2007). *Creating and sustaining mixed income communities in Scotland: a good practice guide. Coventry/York. Chartered Institute of Housing*/Joseph Rowntree Foundation.

Bartley, B., & Kitchin, R. (Eds) (2007). *Understanding contemporary Ireland*. Sidmouth, England: Pluto Press.

Berube, A. (2005). *Mixed communities in England: A US Perspective on Evidence and Policy Prospects.* York: Joseph Rowntree Foundation.

Berube, A. (2005). *Transatlantic perspectives on mixed communities*. York: Joseph Rowntree Foundation.

Byrne, J. (2007). *Review of interfaces within the city of Derry*. Belfast, Northern Ireland: Institute for Conflict Research.

Cairns, E., Van Til, J., & Williamson, A. (2004). *Social capital, collectivism-individualism and community background in Northern Ireland.* Office of the First Minister and Deputy First Minister, Belfast

Commission on Integration and Cohesion (2007). *Our shared future*. West Yorkshire: Crown

Cosgrove, S. (2005) A Study of Community Participation in the RAPID programme. Dublin: Area Development Management Limited.

Department of the Environment, Heritage and Local Government / Forfas (2007). *Implementing the NSS: Gateway Investment Priorities Study* Final Report

Forkan, C. (2006). *Cranmore Regeneration Project. Listening to the Voice of Residents in Cranmore. A Platform for Social Regeneration.* Sligo: Sligo Borough Council.

Grainger, P. (2007). *Sustainable Communities: A Case Study from India*, (York April 11th-13th, 2007) Northumbria University, School of the Built Environment Housing Studies Spring Conference: Housing and Sustainability

Gray, P. (2008). Housing; Challenging Times. *Chartered Institute of Housing National Journal, 28*

Green, G., Grimsley, M., & Stafford, B. (2005). *The dynamics of neighbourhood sustainability.* York: Joseph Rowntree Foundation

Hogan, P and O'Mahoney J (2005). *Lessons from Large-Scale Housing Schemes and SDZs* The National Housing Conference. *(*South Dublin Country Council)

Holmes, C. (2006). *Mixed communities. Success and sustainability*. York: Joseph Rowntree Foundation.

Irish Council for Social Housing. (2008). *Working for Good Governance. Dublin:* Irish Council for Social Housing

Irish Council for Social Housing. (2005). *Priority Areas for Negotiations for New Social Partnership Agreements*. Dublin: Irish Council for Social Housing

Jarman, N. (2005). *No Longer a Problem? Sectarian Violence in Northern Ireland.* Belfast: Institute for Conflict Research.

Kearns, A. & Mason, P. (2007). Mixed tenure communities and neighbourhood quality. *Housing Studies, 22*(5), 661-691.

Minton, A. (2002). *Building balanced communities. The US and UK compared.* London: RICS

Monk, S., Crook, T., Lister, D., Rowley, S., Short, C., & Whitehead, C. (2005). *Land and finance for affordable housing: The complementary roles of social housing grant and the provision of affordable housing through the planning system.* York: Joseph Rowntree Foundation

Monk, S., Crook, T., Lister, D., Lovatt, R., Ni Luanaigh, A., & Rowley, S. (2006). *Delivering affordable housing through Section 106: Outputs and outcomes.* York: Joseph Rowntree Foundation

Murtagh, B., & Cush, C. (1997). *From the margins to the mainstream*. Top of the Hill (2010)

Murtagh, B. (2004) *Collaboration, Equality and Land-use Planning,* Planning theory & practice. 5(4), pp453-469

Murtagh, B. (2002). Research Update: Northern Ireland Life and Times Survey: *Social Activity Interaction in Northern Ireland*, Number 10

Murtagh, B., Graham B., & Shirlow, P. (2008).*Authenticity and stakeholder planning in the segregated city.* Progress in Planning, 69(2) pp41–92

News Letter, Belfast. (2008). *Executive: Ignoring sectarian divisions*. (Johnston Press: Digital Publishing)

NISRA & CSO. (2008). *Ireland North and South: A Statistical Profile. Government of Ireland*: Central Statistics Office and Northern Ireland Statistics & Research Agency

NISRA. (2007). *Long-term international migration\estimates for Northern Ireland (2005-06),* Belfast: Northern Ireland Statistics & Research Agency

Norris, M., & Redmond, D. (Ed) (2007). *Housing contemporary Ireland: Policy, society and shelter*. Dordrecht: Springer

Northern Ireland Housing Executive (2008) *Derry District Housing Plan.* Belfast: NIHE

Northern Ireland Housing Executive (2007). 2006 *House condition survey.* Main Report. Belfast: NIHE.

Northern Ireland Housing Executive. (2007). *The shared neighbourhood programme.* Belfast: NIHE

Office of the Deputy Prime Minister. (2005). *Sustainable communities: Homes for all: A five year plan from the Office of the Deputy Prime Minister.* London: ODPM

Office of the First and Deputy First Minister (2006). A *shared future: First triennial action plan: Improving relations in Northern Ireland. Making it happen-Implementing the policy and Strategic framework for good relations in Northern Ireland.* OFMDFM

Office of the First and Deputy First Minister (2006*). Social Capital in Northern Ireland: An Analysis of The 2003/04 Continuous Household Survey,* OFMDFM & NISRA

Peace and Place. (2006). *A symposium exploring peace in the home community and the Urban environment.* Centre for Peace Studies, University of Tromso CPS, Working Paper No. 9, 2006

Roberts, P. (2007) "Delivering Egan: Implementing the Review and Creating Sustainable Communities", paper presented at the SURGE Research Seminar, Coventry, November

Robinson, D. (2004). Transforming Social Housing: The Housing Studies Association Spring Conference. *Communities and cohesion: What's housing got to do with it?* Sheffield Hallam University

Rowlands, R., Murie, A., & Tice, A. (2006). *More than Tenure Mix: Developer and Purchaser Attitudes to New Housing Estates.* York: Joseph Rowntree Foundation

Shirlow, P., Graham, B., McMullan A., Murtagh B., Robinson G., and Southern, N. (2005). *Population change and social inclusion study,* Derry/Londonderry

Shuttleworth, I., & Lloyd, C. (2006). Mapping Segregation on NIHE Estates. Belfast: NIHE

South Dublin County Council (2008). Adamstown Strategic Development Zone. Annual Report. South Dublin County Council

Turcu, C. (2007). W15- *Housing and Urban Sustainability: Sustainable Regeneration, Sustainable Communities or Both: Assessing the Impact of housing renewal on community sustainability-A Theoretical Model*. ENHR.

Tunstall, R. & Fenton, A. (2006). *In the mix: A review of mixed income, mixed tenure and mixed communities.* English Partnerships/Joseph Rowntree Foundation/Housing Corporation

Watson, J. (2006). *Understanding planning gain: What works?* York: Joseph Rowntree Foundation.

Williamson, L. (2007). Economic and Social Data Service: *Guide to data sources for Northern Ireland*, 1.1.