

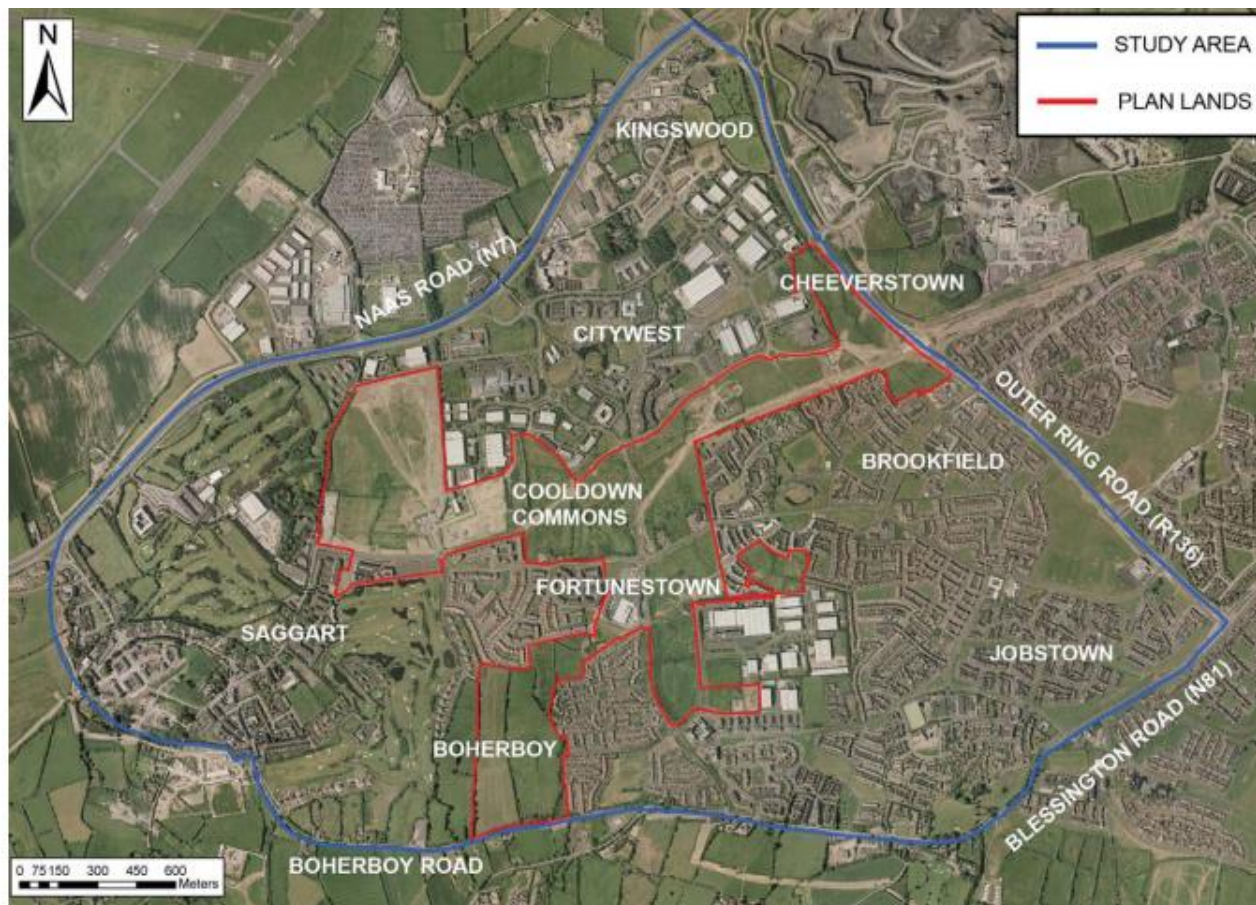
# Local Area Plans & Strategic Development Zones - Implementation of the phasing

Land Use Planning and Transportation SPC

22 November 2016

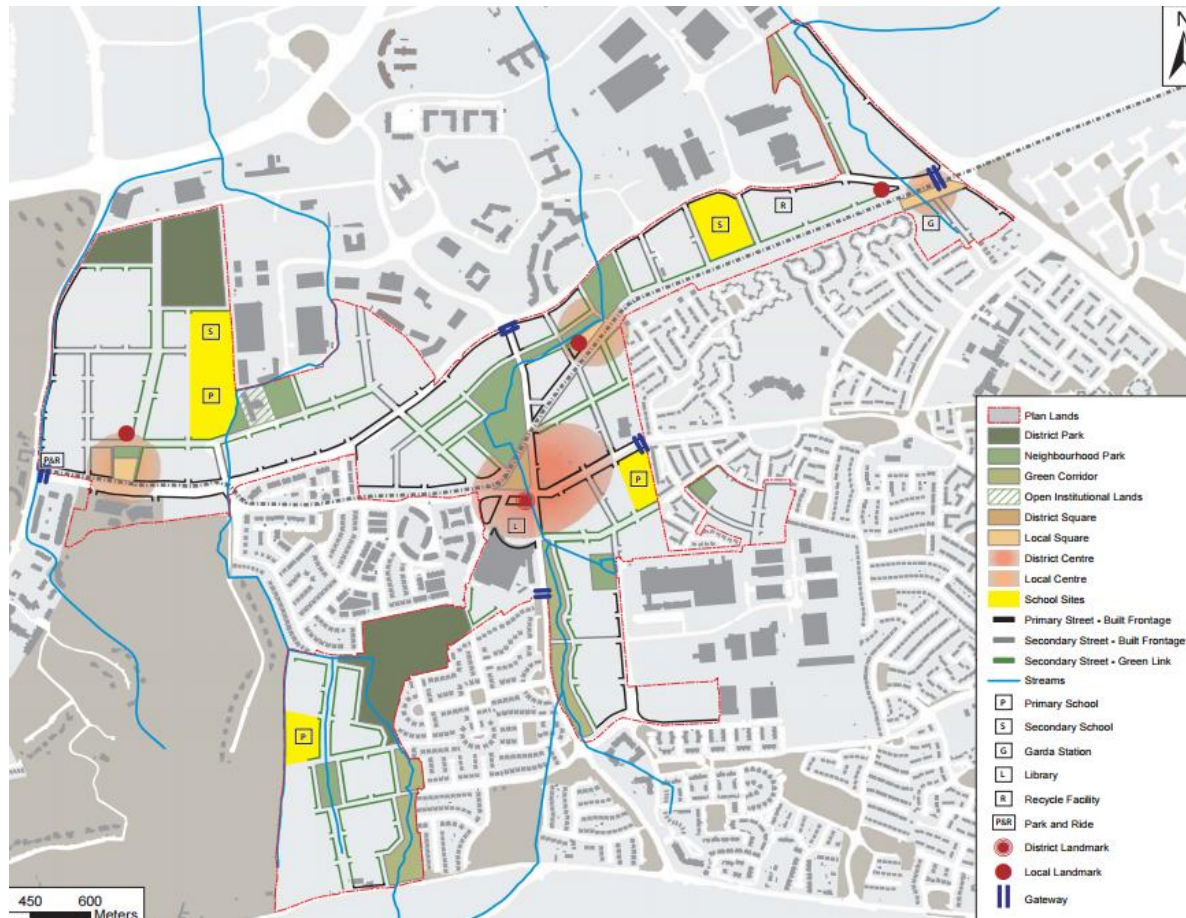
# Fortunestown Local Area Plan 2012

## Plan Area



# Fortunestown Local Area Plan 2012

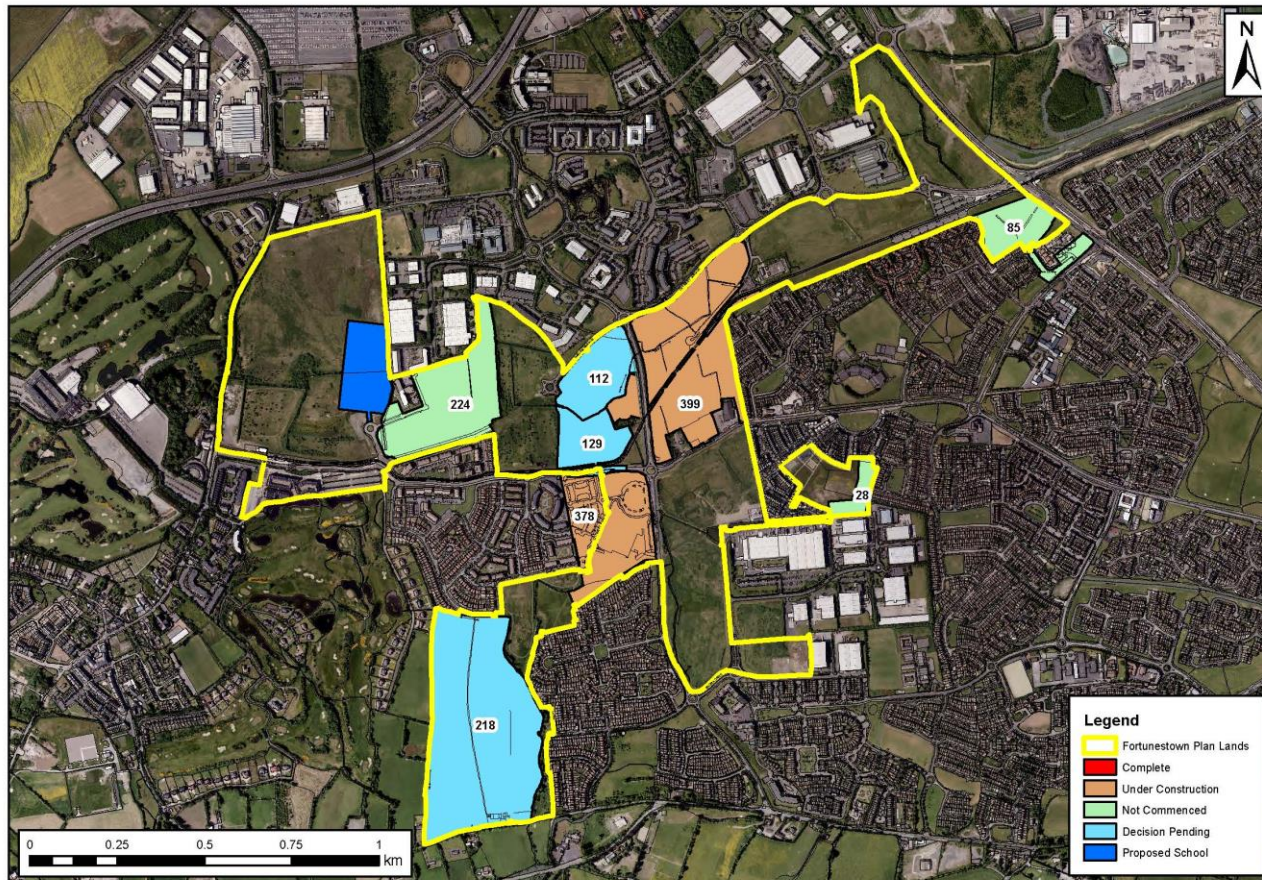
## Land use





# Fortunestown Local Area Plan 2012

## Active sites



# Fortunestown Local Area Plan 2012

## Phasing

Extent of Development	Phase 1	Phase 2	Phase 3	Phase 4
Total extent of residential units allowed in each phase	400	600	800	1,500
Quantum of residential units permitted in each phase	400	600	174*	
Remaining balance of residential units allowed in each phase	0	0	626	590
Key Outcomes	Provision of key outcomes considered to be addressed in permitted residential applications. <ul style="list-style-type: none"> <li>Fully operational District Park to the rear of Citywest Shopping Centre.</li> <li>Provision of two primary school sites on the Plan Lands.</li> <li>Upgrade of the roundabout junction between Fortunestown Lane and Citywest Road to a fully signalised junction.</li> <li>Boherboy lands: 10 metre (min) biodiversity strip for the Corbally Stream to cater for a pedestrian/cycle path from the Boherboy Road to the District Park.</li> </ul>	<ul style="list-style-type: none"> <li>1 secondary school site</li> <li>Circa 780 sqm of community floorspace</li> <li>Completion of Neighbourhood Park.</li> <li>Construction of the Citywest Avenue extension</li> </ul>	<ul style="list-style-type: none"> <li>Provision of a third primary school site on the Plan Lands</li> </ul>	<ul style="list-style-type: none"> <li>Provision of a second secondary school site on the Plan Lands</li> </ul>

- Noted that the unit band in each phase is allocated across the 5 neighbourhoods in the Plan
- Key outcomes of Phase One reached and the key outcome requirements of Phase Two are ongoing



# Adamstown Strategic Development Zone

## Plan Area

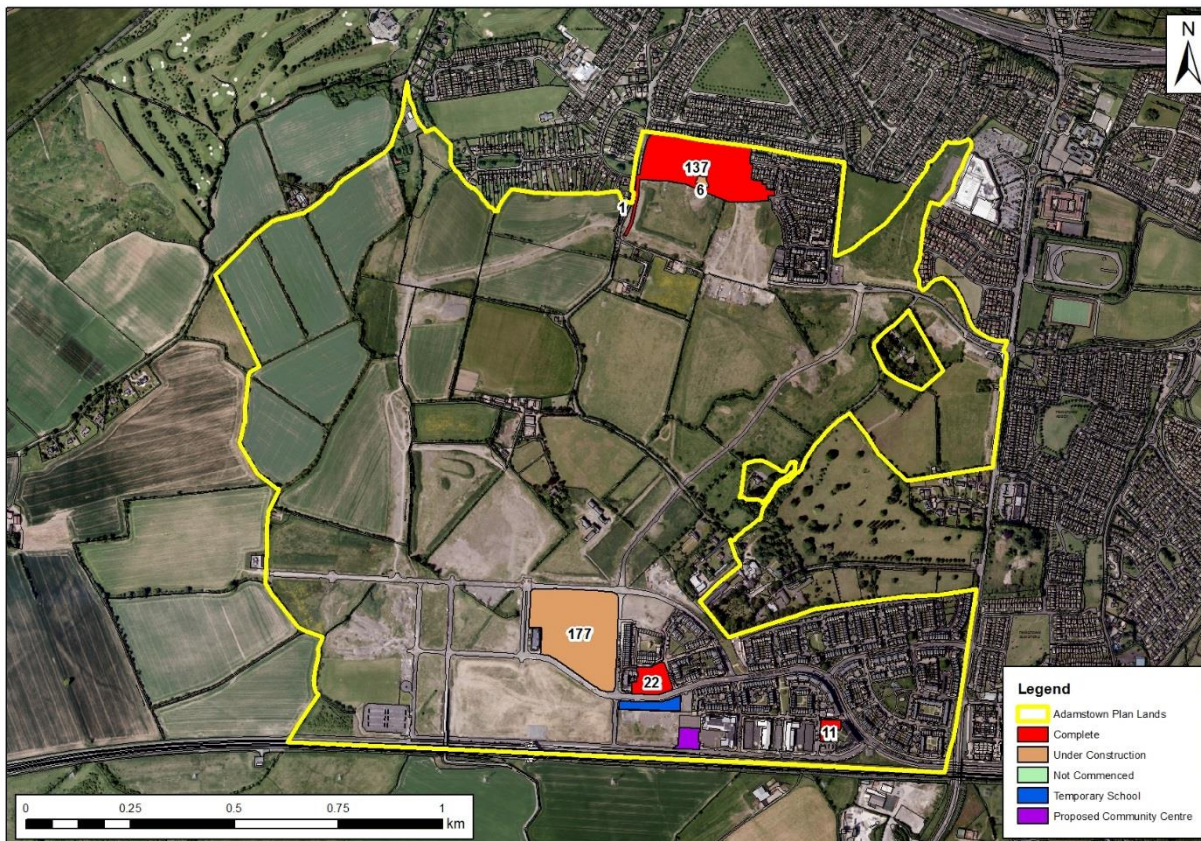
Figure 2.4 Adamstown SDZ Planning Scheme 2014





# Adamstown Strategic Development Zone

## Active sites



# Adamstown Strategic Development Zone

## Phasing

Extent of Development	Phase 1A	Phase 1B	Phase 2	Phase 3	Phase 4	Phase 5
Extent of residential units allowed in each phase	500	500	800	800	800	800
Quantum of residential units permitted in each phase*	500	500	801	210	154	0
Remaining balance of residential units allowed in each phase	0	0	0	590	646	
Key Outcomes	Complete	Complete	Ongoing - See below			

- All development within the Adamstown SDZ is subject to a schedule of phasing in Planning Scheme.
- Scheme divides the total number of dwellings that can be constructed into 13 phases.
- Phasing schedule is based on the premise that the number of dwelling units that may be permitted in each phase of development is dependent on a predetermined amount of works to provide infrastructure, services, facilities and amenities having been completed to serve each phase.



# Adamstown Strategic Development Zone

## Phasing

Figure 4.4 Phase 2



Figure 4.5 Phase 3



Remaining Requirements for Phase 2 (1,001 – 1800 units):

- Number of provisions completed
- Provision of Community Centre (SD16A/0001 – Decision pending)
- Provision of All Weather Pitch with minimum floor area of 2,000 sq.m (Pre planning stage)
- Loop Road #1 - Alternative access arrangements for existing eastern section of Tandy's Lane to be determined by the Planning Authority in consultation with the residents of that section of the Lane. (Pre planning stage)

Primary Requirements for Phase 3 (1801-2600 units)

- Number of provisions completed
- Northern section of Loop Road #2
- Commencement of Tandy's Lane Park OR commencement of Airlie Park
- Provision of minimum floor space of Tandy's Lane Village OR Tobermaclugg Local Centre OR floorspace provision in the District Centre.
- The eastern section of the Loop Road around Adamstown District Centre. A District Centre busway loop road adjoining Adamstown Station.
- Any necessary improvement works to the Newcastle Road (R120) between Adamstown and the N4 arising from the Newcastle Road Study. (not illustrated)

# Ballycullen Oldcourt Local Area Plan 2014

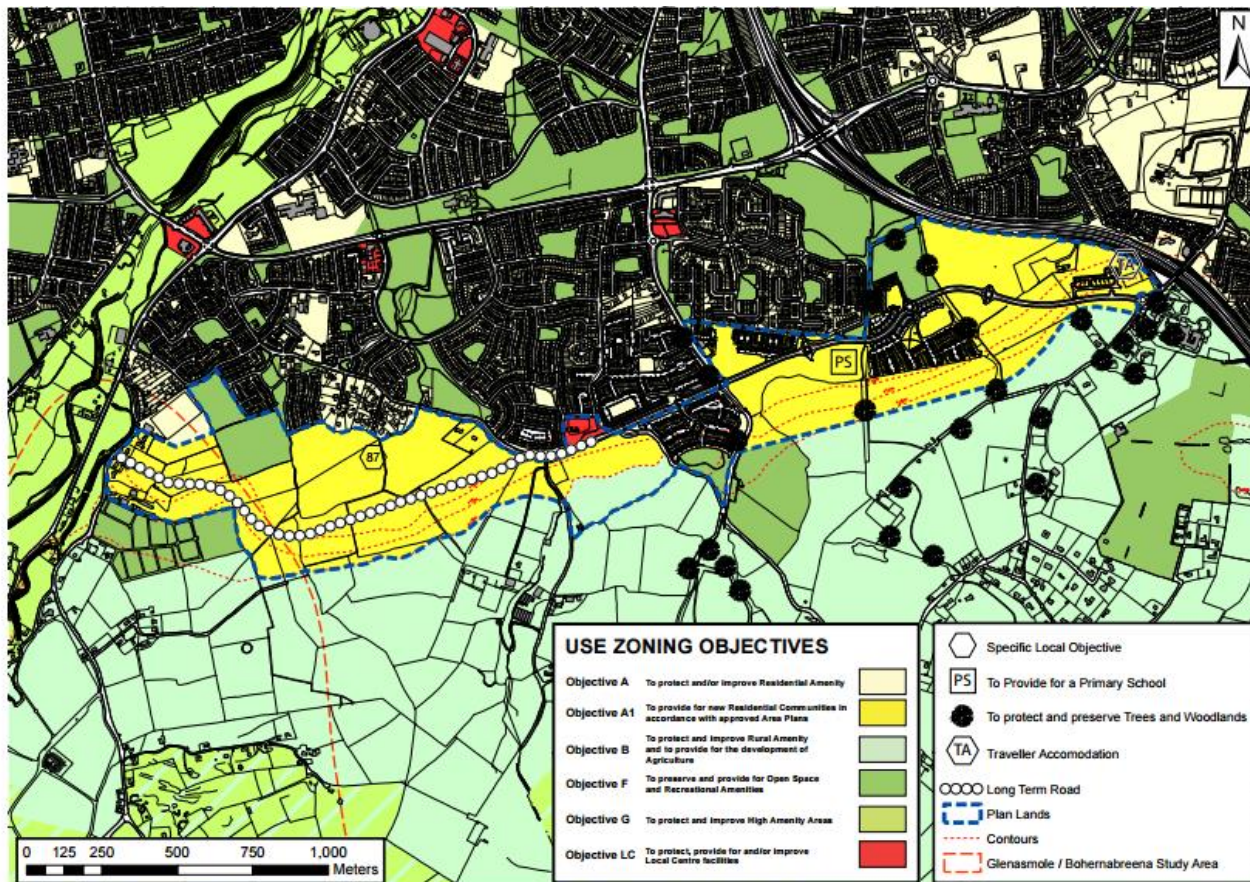
## Plan Area





# Ballycullen Oldcourt Local Area Plan 2014

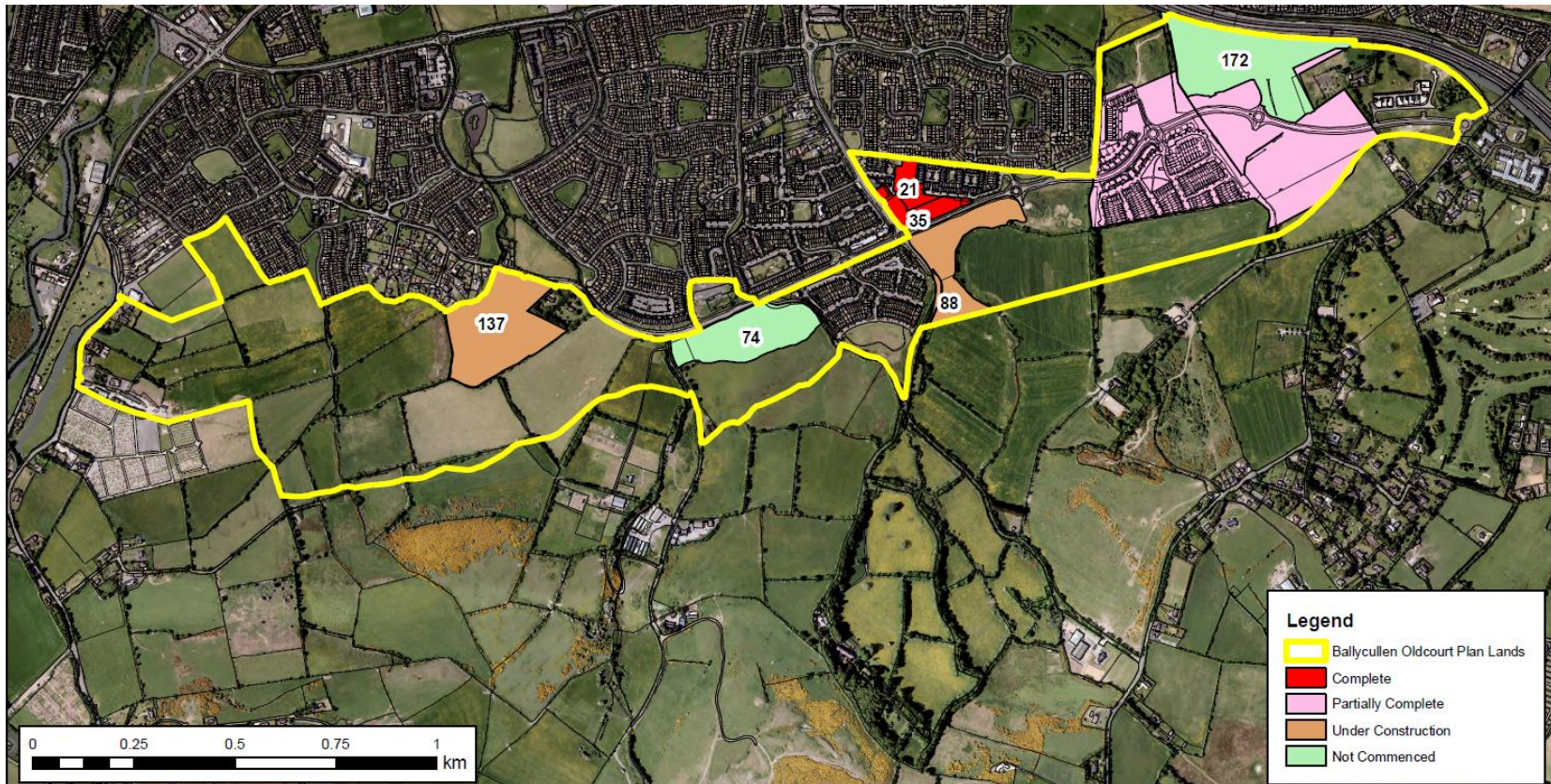
## Land use





# Ballycullen Oldcourt Local Area Plan 2014

## Active sites





# Ballycullen Oldcourt Local Area Plan 2014

## Phasing

- Lands divided into eastern and western sections for phasing

### Western Side of Plan lands

Extent of Development	Phase 1	Phase 2	Phase 3
Extent of residential units allowed in each phase	Option A – 200 Option B - 150	Option A – 300 Option B - 220	Option A – 460 Option B - 460
Quantum of residential units permitted in each phase	200	11 (Condition of planning permission requires key outcomes of phase 1 provided before development can commence)	0
Remaining balance of residential units allowed in each phase	0	Option A – 289 Option B - 209	0
Key Outcomes required	<ul style="list-style-type: none"> <li>Commencement of works on playing pitches</li> <li>NEAP on western side of Plan Lands</li> <li>Commencement of construction of a primary school</li> </ul>	<ul style="list-style-type: none"> <li>Completion of playing pitches</li> <li>Completion and operation of a primary school</li> <li>Commencement of landscaping of Oldcourt Park</li> <li>1 additional NEAP for western side of Plan Lands</li> <li>Provision of a minimum of 300 sq.m. of community floorspace</li> </ul>	<ul style="list-style-type: none"> <li>Site for second primary school</li> <li>Completion of Oldcourt Park</li> </ul>

**Note:** Option A applies where there is a relocation of the 220 kV lines which traverse the lands. Option B applies where there is a retention of the 220 kV lines. To date planning applications submitted and permitted have not provided for the relocation of the 220 kV lines. As such Option B of the LAP phasing strategy has been applied.

# Ballycullen Oldcourt Local Area Plan 2014

## Phasing

- Lands divided into eastern and western sections for phasing

### Eastern Side of Plan lands

Extent of Development	Phase 1	Phase 2	Phase 3
Extent of residential units allowed in each phase	260	150	210
Quantum of residential units permitted in each phase	174	0	0
Remaining balance of residential units allowed in each phase	86	0	0
Key Outcomes required	<ul style="list-style-type: none"> <li>Knocklyon Park Extension</li> <li>Upgrade of a roundabout to junction</li> <li>1 x NEAP</li> <li>Commencement of construction of a school</li> <li>Commencement of construction of Neighbourhood and Community Centre to include community floorspace (min of 190 sqm), childcare floorspace (min of 270 sqm), convenience shopping (not exceeding 1,500 sq.m gross) and a bus lay-by</li> </ul>	<ul style="list-style-type: none"> <li>Completion of the Neighbourhood and Community Centre (additional 190 sq.m of community floorspace in addition to Phase 1)</li> <li>Upgrade of a roundabout junction</li> <li>Completion and operation of a primary school</li> <li>Commencement of landscaping of Green Buffer</li> </ul>	<ul style="list-style-type: none"> <li>Site for second primary school</li> <li>Completion of landscaping of Green Buffer</li> </ul>