

## Adamstown SDZ Quarterly Update Lucan ACM September 2018

### Preplanning

The landowners are actively engaging in preplanning consultation with the Planning Department regarding future planning applications for the remaining parts of Somerton, Tandy's Lane, Aderrig and St. Helens Development Area. Planning Applications are anticipated to be lodged for Somerton Part 2 and St Helens Part 2 before the end of Q3 2018.

### Construction

Construction is currently underway in Adamstown Square 3 where permission was granted for 177 housing units. This area is almost at full resident occupation with all units sold. Construction is also underway in Tobermaclugg where permission was granted for 535 housing units and in Somerton where 246 housing units were permitted. The first occupants moved into Tobermaclugg before Christmas 2017. Construction is currently underway in St. Helens where permission was granted for 135 housing units; all units have been sold. Site clearance works have also commenced at Airlie Stud/The Paddocks where 237 units were permitted. Loop Road 1 is fully constructed and open for use; this is the north-south link between The Paddocks/Airlie Stud in the north of the lands and Adamstown Square/Station in the south.

### Phasing and construction Q2 2018

	Houses	Apartments	Total
<b>Number of Dwelling Units Completed</b>	781	971	<b>1,752</b>
<b>Number of Active Planning Permissions</b>	1,030	292	<b>1,322</b>

**Current Phase - Phase 2- 1,001 to 1,800 dwellings** - All Outstanding Infrastructure Completed - All- Weather Pitch Community Centre/Sports Hall and Loop Road 1.

### Relevant Planning Applications (January 2018- to date)

<b>SDZ18A/0001</b>	Permission GRANTED to Castlethorn for change of house types at St Helens on 6 March.
<b>SDZ18A/0002</b>	Permission GRANTED to Cairn Homes for 268 dwellings in Tobermaclugg on 15 March.
<b>SDZ18A/0003</b>	Permission GRANTED to Adamstown Infrastructure DAC for Tandy's Lane Park on 4 April.
<b>SDZ18A/0004</b>	Permission GRANTED to Cairn Homes for 237 dwelling units at Airlie Stud (The Paddocks) on 22 May.
<b>SDZ18A/0005</b>	Permission GRANTED to Tierra Ltd for amendments to previously permitted (SDZ17A/0006) on 17 July.
<b>SDZ18A/0006</b>	Permission GRANTED to Castlethorn Developments for minor amendments to SDZ16A/0005 (Somerton) incl. revised house types/layouts on 17 July.
<b>SDZ18A/0007</b>	Permission and Retention GRANTED to Castlethorn Developments for changes of house type (Square 3/Alderlie) on 30 August.
<b>SDZ18A/0008</b>	Permission sought by Adamstown DAC for new strategic road in the Aderrig Development Area; Invalid Application
<b>SDZ18A/0009</b>	Permission sought by Adamstown DAC for new strategic road in the Aderrig Development Area; Decision Due 27 September 2018

### Phase 3- 1,801-2,600 dwellings

#### Required Infrastructure

- Northern Section of Loop Road 2
- Commencement of Airlie Park **OR** Tandy's Lane Park
- Min. Floor Space of 1,620 sq.m. in Tandy's Lane Village **OR** 1800sq.m. Tobermaclugg Lane Village **OR** 1,800sq.m. in District Centre
- Eastern Section of Loop Road around District Centre
- District Centre busway loop road around District Centre
- Min. of 65 full time childcare spaces
- Any necessary improvements work to the Newcastle Road (R120) between Adamstown and N4 arising from Newcastle Road Study.

### Local Infrastructure Housing Activation Fund (LIHAF)

On 28 March 2017 the DHPLG approved €20 million for Celbridge Link Road, Tandy's Lane Park and Airlie Park.

The Celbridge Link Road has planning consent (February 2018 SDZ17A/0009 and March 2018 - Part 8 approval). Procurement for consultants to prepare detailed design and construction tender documents is underway.

Tandy's Lane Park has planning consent (SDZ18/0003). Procurement for consultants to prepare detailed design and construction tender documents is underway.

Airlie Park is still at preplanning stage. It is anticipated that a Planning Application will be lodged Q3 2018.

### Community/Sports Hall and All Weather Pitch

Formally opened on 23 June 2018.