

Adamstown SDZ Quarterly Update Lucan ACM December 2018

Preplanning

The landowners are actively engaging in preplanning consultation with the Planning Department regarding future planning applications for the remaining parts of Somerton, Aderrig, Tubber Lane and St. Helens Development Area.

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. 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 both Airlie Stud/The Paddocks where 237 units were permitted and at Tubber Lane where 169 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.

Relevant Planning Applications (January 2018- to date)

SDZ18A/0001	Permission GRANTED to Castlethorn for change of house types at St Helens on 6 March.
SDZ18A/0002	Permission GRANTED to Cairn Homes for 268 dwellings in Tobermaclugg on 15 March.
SDZ18A/0003	Permission GRANTED to Adamstown Infrastructure DAC for Tandy's Lane Park on 4 April.
SDZ18A/0004	Permission GRANTED to Cairn Homes for 237 dwelling units at Airlie Stud (The Paddocks) on 22 May.
SDZ18A/0005	Permission GRANTED to Tierra Ltd for amendments to previously permitted (SDZ17A/0006) on 17 July.
SDZ18A/0006	Permission GRANTED to Castlethorn Developments for minor amendments to SDZ16A/0005 (Somerton) incl. revised house types/layouts on 17 July.
SDZ18A/0007	Permission and Retention GRANTED to Castlethorn Developments for changes of house type (Square 3/Alderlie) on 30 August.
SDZ18A/0008	Permission sought by Adamstown DAC for new strategic road in the Aderrig Development Area; Invalid Application
SDZ18A/0009	Permission GRANTED to Adamstown DAC for new strategic road in the Aderrig Development Area;
SDZ18A/0010	Permission GRANTED to Adamstown DAC for Temporary Park and car park in the Adamstown Square Development Area;
SDZ18A/0011	Permission sought by DRES Properties Plc for 346 dwelling units in St Helen's Development Area. Decision Due 19th December 2018;
SDZ18A/0012	Permission sought by Clear Real Estate Investments PLC for demolition of a disused single storey cottage in Tandy's Lane Village Development Area. Decision due 22nd January 2019;
SDZ18A/0013	Permission sought by Cairn Homes for revisions to previously permitted 234 houses at Airlie Park/The Paddocks. Decision due 6th February 2019;
SDZ18A/0014	Permission sought by Adamstown DAC for development of Airlie Park. Decision due 12th February 2019.

Phasing and Construction

Q3 2018	Houses	Apartments	Total
Number of Dwelling Units Completed	1004	977	1,981
Number of Active Planning Permissions (some of which are under construction)	1,180	319	1,499

Current Phase - 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 (SDZ18A/0003). Procurement for consultants to prepare detailed design and construction tender documents is underway.

A planning application has been lodged in relation to Airlie Park (SDZ18A/0014); a decision is due 12th February 2019.

Car Parking

Car parking provision (on-street, off street and underground) in the Adamstown Planning Scheme is in accordance with national policy as set down in Design Manual for Urban Roads and Streets (DMURS), which was published by the jointly by the Department of Transport Tourism and Sport and the Department of Environment, Community and Local Government in May 2013 and local policy as set down in the South Dublin County Development Plan 206 -2022. National and local policy emphasize a holistic approach to the delivery of transportation infrastructure, including car parking, in order to create sustainable communities as distinct from simple housing developments.

There are a total of 252 dwellings in the Paddocks with a total of 358 car parking spaces provided on site including 70 underground spaces. In November 2018, an audit of existing car parking spaces on site carried out during confirmed a total of 358 car parking spaces.

Section 14.4.2 of the South Dublin County Development Plan 206 -2022 entitled “Car Parking Standards” is reproduced below.

DWELLING TYPE	NO. OF BEDROOMS	ZONE 1	ZONE 2
Apartment	1 Bed	1 space	0.75 space
	Duplex		
	2 bed	1.25 space	1 space
	3 bed+	1.5 spaces	1.25 space
House	1 Bed	1 space	1 space
	2 Bed	1.5 space	1.25
	3+ bed	2 space	1.5

SDCC will take in charge all on street car parking. SDCC will enforce noncompliance with car parking in relation the public roads.

All underground car parking will be administered by private management companies. Enforcement issues associated with the privately managed underground car parks will be dealt with by respective private management companies.

Traffic and Roads Update

Loop Roads 1 and 2 (Adamstown Drive) are open to traffic.

Pedestrian lights at The Paddocks / Meadowview Grove operational

Traffic lights at junction of Adamstown Drive and Dodsboro Road are operational.

The road going south of the aforementioned traffic lights is presently called Tandy’s Lane, its name going forward will be Adamstown Boulevard.

The road to the west of the traffic lights will be Shackleton Drive.

The traffic lights at the junction of Loop Road 1 and Tandy’s lane are operational

The traffic lights at the north and south ends of Loop Road 1 are in place but not yet connected.

Loop Road 1 joins North and South Adamstown; it is possible to visit all parts of Adamstown without using the R120.

See attached drawing for explanation of above junctions and locations.

Public Lighting

All matters in relation to this will be dealt with by a representative of SDCC Public Lighting Section.