**Adamstown SDZ Update March 2019**

|  |
| --- |
| **Preplanning** |

The landowners are actively engaging in preplanning consultation with the Planning Department regarding future planning applications for the remaining parts of Adamstown including Adamstown Station, Somerton II/Airlie Stud, Tubber Lane and Tobermaclugg.

|  |
| --- |
| **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.

|  |
| --- |
| **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 17July.

**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 GRANTED to DRES Properties Plc for 346 dwelling units in St Helen’s Development Area on 19th December 2018

**SDZ18A/0012** Permission GRANTED to Clear Real Estate Investments PLC for demolition of a disused single storey cottage in Tandy’s Lane Village Development Area on 7th Jan 2019

**SDZ18A/0013** Permission GRANTED to Cairn Homes for revisions to previously permitted 234 houses at Airlie Park/The Paddocks on 5th Feb 2019

**SDZ18A/0014** Permission GRANTED to Adamstown DAC for development of Airlie Park on 12th Feb 2019

**SDZ18A/0015** Permission GRANTED to Cairn Homes for supermarket and retail unit/coffee shop on 25th Feb 2019

|  |
| --- |
| **Phasing and Construction** |

**Q1 2019: Total Number of Dwelling Units Completed:** Houses: 1065, Apartments: 975 **Total: 2040**

**Q1 2019: Total No. Of Active Planning Permissions granted to date**: 1881 houses, 1405 apartments **Total:** **3286 units**

**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 1620sq.m. in Tandy’s Lane Village **OR** 1800sq.m. Tobermaclugg Lane Village **OR** 1800sq.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**nfrastructure Housing Activation Fund (LIHAF)**

|  |
| --- |
| **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.

LIHAF Project Manager is progressing these capital projects.

|  |
| --- |
| **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.

**Local Infrastructure Housing Activation Fund (LIHAF)**

**Local Infrastructure Housing Activation Fund (LIHAF)**