**Adamstown SDZ Update October 2019**

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| **Preplanning** |

The landowners are actively engaging in preplanning consultation with the Planning Department regarding future planning applications for Adamstown including Adamstown Station, Aderrig, Tandy’s Lane Village and Tobermaclugg Park and Tubber Lane.

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| **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

**SDZ19A/0003** Permission GRANTED to Cairn

Homes for 163 dwellings on

17th July 2019

**SDZ19A/0004** Additional information request made

to DRES Properties for 237 dwellings

on 18th Sept 2019

**SDZ19A/0006** Permission GRANTED to Cairn for

alterations to supermarket

scheme (SDZ18A/0015) on

17th Sept 2019

**SDZ19A/0007** Permission GRANTED to DRES for

alterations to previously permitted

346 dwellings (SDZ18A/0011) on

2nd Oct 2019

**SDZ19A/0008** Additional information request

made to Tierra on proposal for

148 dwellings on 2nd Oct 2019

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| **Policy and Guidance** |

The Department of Housing, Planning, Community and Local Government has published *Urban Development and Building Heights Guidelines for Planning Authorities (2018)*.

Specific Planning Policy Requirements (SPPR’s) for building heights are set out in these guidelines. Based on the requirements as set out in SPPR 3(B) “*In the case of an adopted planning scheme the Development Agency in conjunction with the relevant planning authority (where different) shall, upon the coming into force of these guidelines, undertake a review of the planning scheme, utilising the relevant mechanisms as set out in the Planning and Development Act 2000 (as amended) to ensure that the criteria above are fully reflected in the planning scheme. In particular the Government policy that building heights be generally increased in appropriate urban locations shall be articulated in any amendment(s) to the planning scheme”.*

On the foot of this, a review of Adamstown SDZ Planning Scheme is currently being undertaken to assess its consistency with these Guidelines.

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| **Phasing and Construction** |

**Q2 2019: Total Number of Dwelling Units Completed:** Houses: 1285, Apartments: 1030 **Total: 2315**

**Q2 2019: Total No. Of Active Planning Permissions granted to date**: 1795 houses, 1488 apartments **Total:** **3283 units**

Construction is proceeding across the SDZ, including at Tobermaclugg Village, St Helens and Somerton. Please see attached map for locations of current applications and to outline the construction status up to Q2 2019.

**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 the Newcastle Road Study. **Hosing Activation Fund (LIHAF)**

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| **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.