**Adamstown SDZ Update January 2020**

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| **Preplanning** |

The landowners are actively engaging in preplanning consultation with the Planning Department regarding future planning applications for the remaining parts of Adamstown including Tobermaclugg Park, Adamstown Station and Aderrig.

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| **Construction** |

Construction is underway in Tobermaclugg where permission was granted for 670 housing units and in Somerton where 451 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 478 housing units. Construction works are also currently underway at Airlie Stud/The Paddocks where 269 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.

Construction commenced in Tandys Park in January 2020.

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| **Relevant Planning Applications** |

**January 2019 - to date:**

**SDZ19A/0001** Permission REFUSED to Mahesh Baj for single storey extension to rear of dwelling at Adamstown Square on 4th June 2019.

**SDZ19A/0002** Retention permission GRANTED to Mr & Mrs O’Hara for conversion of car port to home office on 26 June 2019.

**SDZ19A/0003** Permission GRANTED Cairn Homes Properties Ltd for 135 dwelling units in Tobermaclugg on 17th July 2019.

**SDZ19A/0004** Permission GRANTED to DRES Properties plc for 237 dwelling units at Airlie Stud and Somerton on 15th October 2019.

**SDZ19A/0005** Permission GRANTED to Mr & Mrs Smith for a single storey extension to dwelling at Tobermaclugg Village on 29th August 2019.

**SDZ19A/0006** Permission GRANTED to Cairn Homes properties Ltd for alterations to supermarket and coffee shop previously granted permission under ref: SDZ18A/0015 in Tobermaclugg Village Development Area on 17th September 2019

**SDZ19A/0007** Permission GRANTED to DRES properties plc for amendments to external elevations of certain house types permitted under Planning Ref: SDZ18A/0011 in St Helen’s Development Area on 2nd October 2019.

**SDZ19A/0008** Permission sought by Hugh McGreevy & Sons and Tierra Ltd for 148 dwelling units in Tubber Lane. Decision PENDING.

**SDZ19A/0009** Permission GRANTED to Mahesh Baj for single storey extension to rear of dwelling in Adamstown Square on 16th October 2019.

**SDZ19A/0010** Permission sought for amendments to previous permission for change of house type and an additional 3 No. units in Tubber Lane. Decision PENDING.

**SDZ19A/0011** Permission sought by Quintain Developments Ireland Ltd for 245 dwelling units in Tandy’s Lane. Decision PENDING.

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| **Phasing and Construction**  |

**Q3 2019: Total No. of Active / Extant Units Granted to date:**

Houses: 1,856, Apartments: 1,562**. Total = 3,418**

**Q3 2019: Total Number of Dwelling Units Completed:**

Houses: 1,380, Apartments: 1,030 **Total: 2,410**

**Q3 2019: Total Number of Units Under Construction:**

Houses: 345, Apartments: 276. **Total = 621**

**Q3 2019: Total No. of Active / Extant Units Permitted but Not Commenced to date:**

Houses: 131, Apartments: 256. **Total 387**

**Development is Currently in 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

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

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

Tandy’s Park commenced January 2020.

Airlie Park detailed design is complete. Stage 2 procurement process to commence late January 2020 early February 2020.

Celbridge Link Road detailed design is complete. Stage 2 procurement process published on 7th January 2020 to close off 14th February 2020.

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| **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 operational.

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

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| **Policy and Guidance update** |

The publication of the ‘Urban Development and Building Heights Guidelines for Planning Authorities’ requires South Dublin County Council to undertake a review of the planning scheme to ensure that any specific planning policy requirements (SPPRs) are reflected within the SDZ.

The Adamstown Planning Scheme is currently under review having regard to national policy that building heights be generally increased in appropriate urban locations. The review will determine whether the current Adamstown Planning Scheme 2014 is or is not compliant with the requirements of the guidelines. It is endeavoured that this review will be completed within Q1 2020.

Local Infrastructure Housing Activation Fund (LIHAF)