

Adamstown

# SPC Briefing

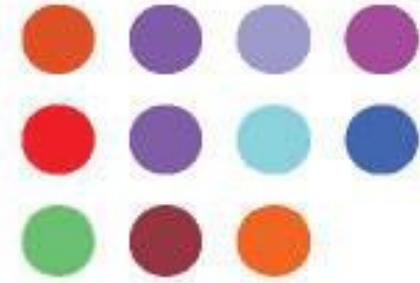
September 2021



# Agenda for SPC Briefing Meeting

## Adamstown Update

- Approved ABP non material amendment to Planning Scheme
- URDF allocation
- LIHAF Projects – CLR, Tandy's and Airlie Park
- Overview of development to date
- Schools and creches
- Bus Connects/ NTA



Adamstown

# Policy and Guidance

- Adamstown SDZ Planning Scheme reviewed in light of Recent policy and guidance including:
  - *National Planning Framework* (NPF), 2018, DoHPLG
  - *Regional Spatial and Economic Strategy* (RSES), 2019, EMRA
  - *Sustainable Urban Housing: Design Standards for New Apartments: Guidelines for Planning Authorities* ('The Apartment Guidelines'), 2018, DoHPLG
  - *Urban Development and Building Heights: Guidelines for Planning Authorities* ('The Building Heights Guidelines'), 2018, DoHPLG
    - SPPR 3(B) requires adopted planning schemes to be reviewed to ensure that the Guidelines are fully reflected.
- Together, these documents seek compact growth focussed on urban cores and public transport links.

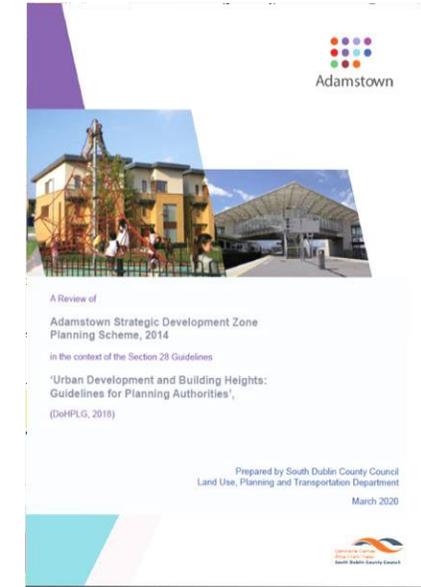
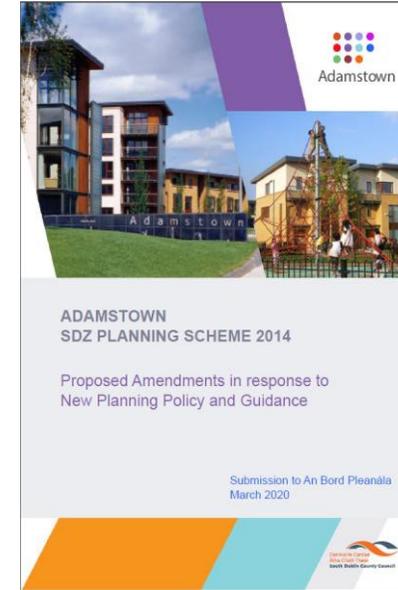


# Non Material Amendment to Adamstown SDZ Planning Scheme approved

- Non Material Amendment decision issued by An Bord Pleanála in October 2020

The Amendment results in the following changes to the SDZ Planning Scheme:

- An increase in unit numbers, density and residential floor area within the Adamstown Station development area;
- An increase in unit numbers, density and residential floor area and a location-specific increase in building height within the Aderrig development area;
- Relocation of a proposed enterprise centre from the Tobermaclugg Village/Tandy's Lane Village local centre to the Adamstown Station district centre; and
- Other minor amendments including updated references to and summaries of national and regional policy and guidance and updating of other references within the planning scheme document including text, tables and maps.



# Adamstown URDF Proposal

585 Homes  
By 2024

€12m Funding  
Application  
Approved

20% Social &  
Affordable  
Homes

€220m  
Investment

## URDF Proposal

- €12m Funding Application
- 3 Partners (Cairn Homes, Quintain & McGreevy and Sons)
- 25% Match Funding

## Housing & Infrastructure

- 585 Homes: 2021 - 2024
- Central Boulevard Park (c.€5m): Q3 2020 – Q2 2023
- Civic/Library Building (c.€4m): Q3 2020 – Q4 2022
- Town Centre Plaza (c.€3m): Q3 2020 – Q4 2022

# Town Centre Plaza (subject to final design)



# Local Infrastructure Housing Activation Fund

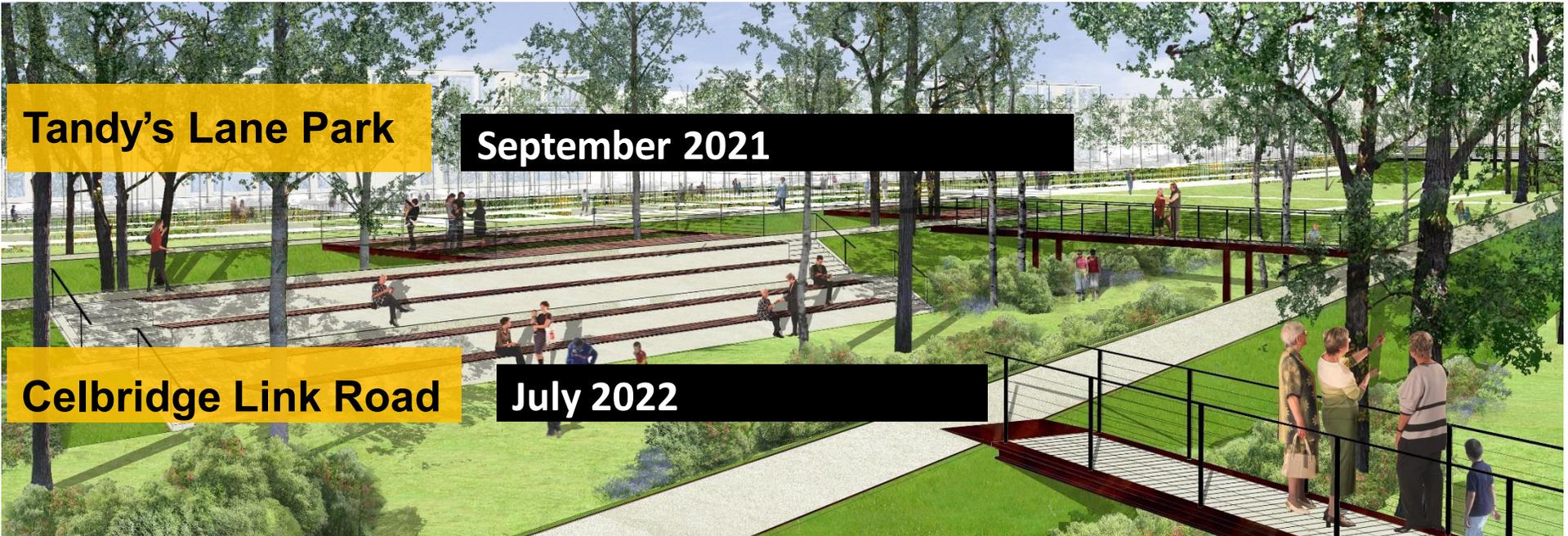
**Airlie Park**

**June 2022**



**Tandy's Lane Park**

**September 2021**

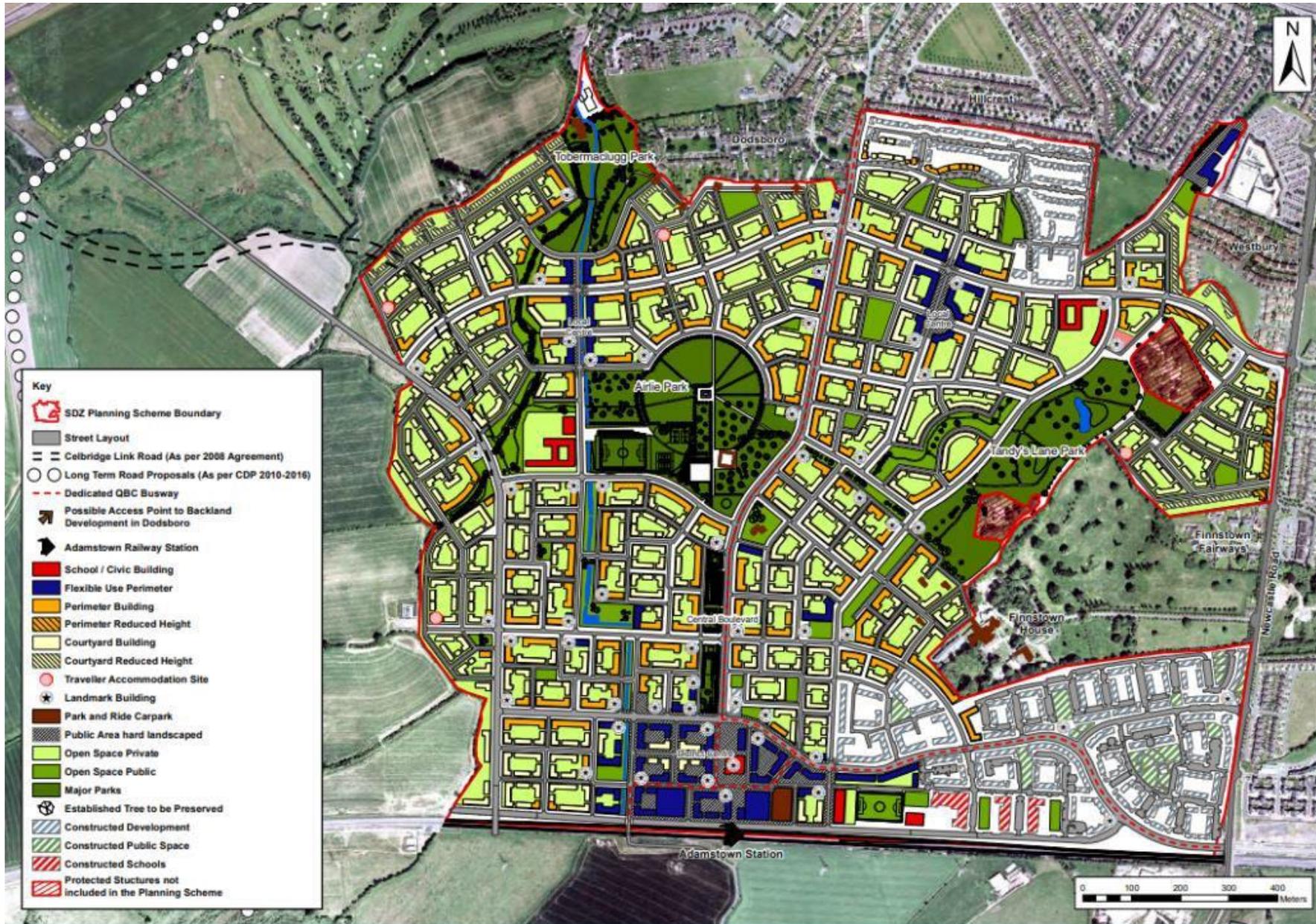


**Celbridge Link Road**

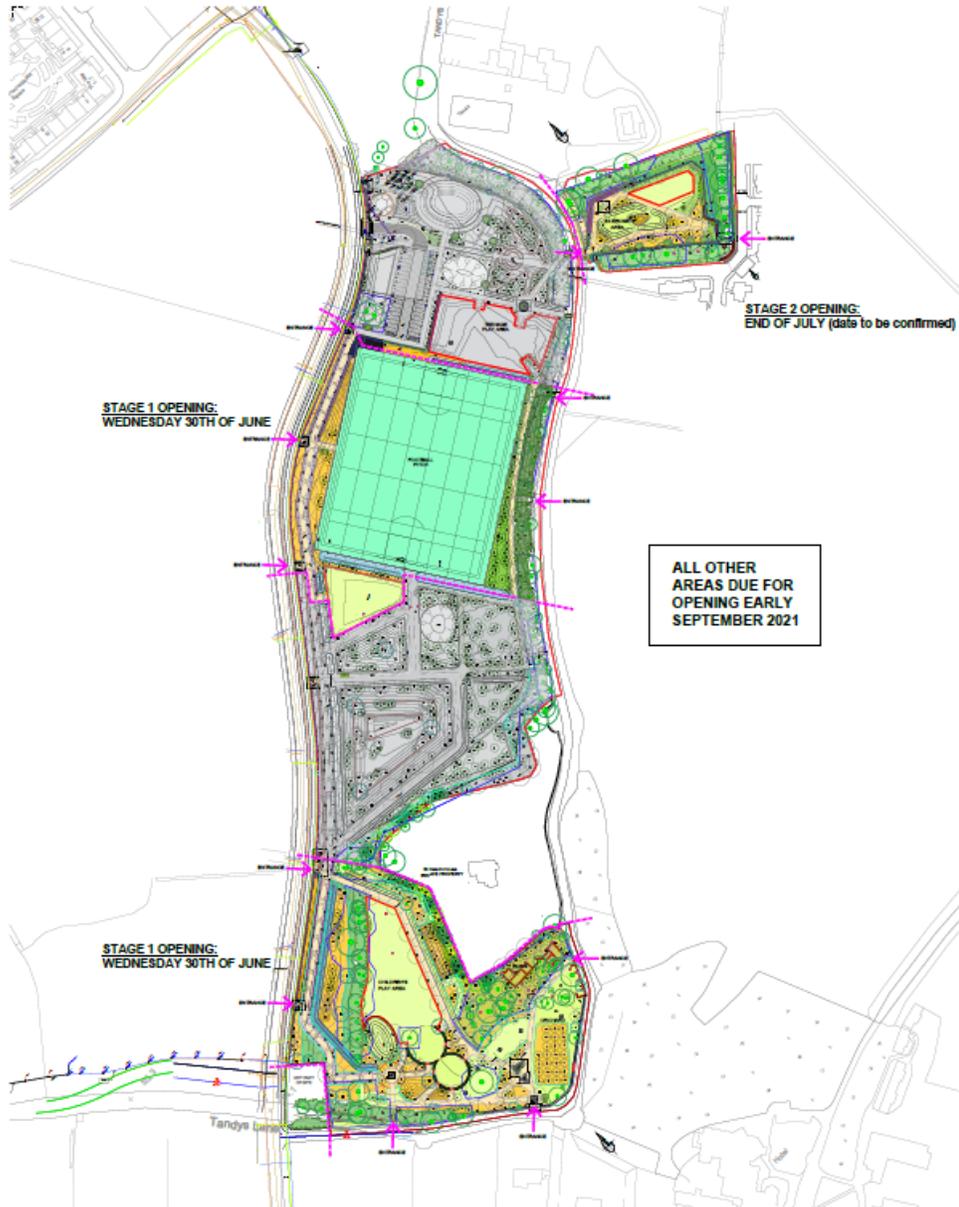
**July 2022**



# SDZ Planning Scheme



# Tandys Lane Park – Opening Plans



# Overview of Development to Date

Scheme is in Phase 4 (2601-3400 units) – c3,000 units occupied

## In 2021:

Planning permission granted for:

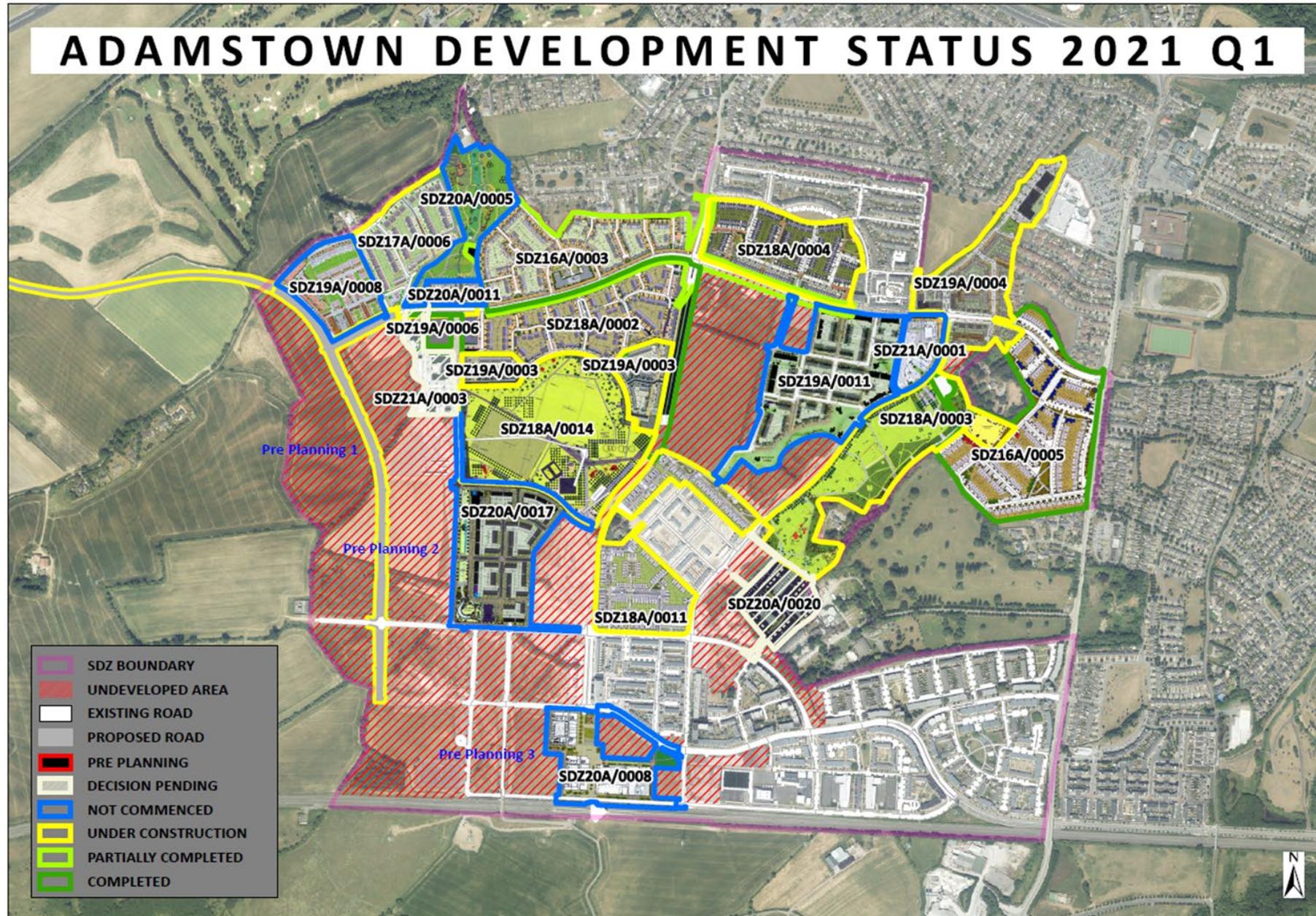
- 279 units and commercial in District Centre (inc an amendment application)
- Retail and car parking in District centre (inc an amendment application)
- 185 units in District Centre
- 32 classroom primary school – Tandys Lane
- 235 units in Aderrig
- 128 units in Tobermaclugg Village
- 113 units at St Helens,

Applications pending decision by Planning Authority or waiting for Further Information:

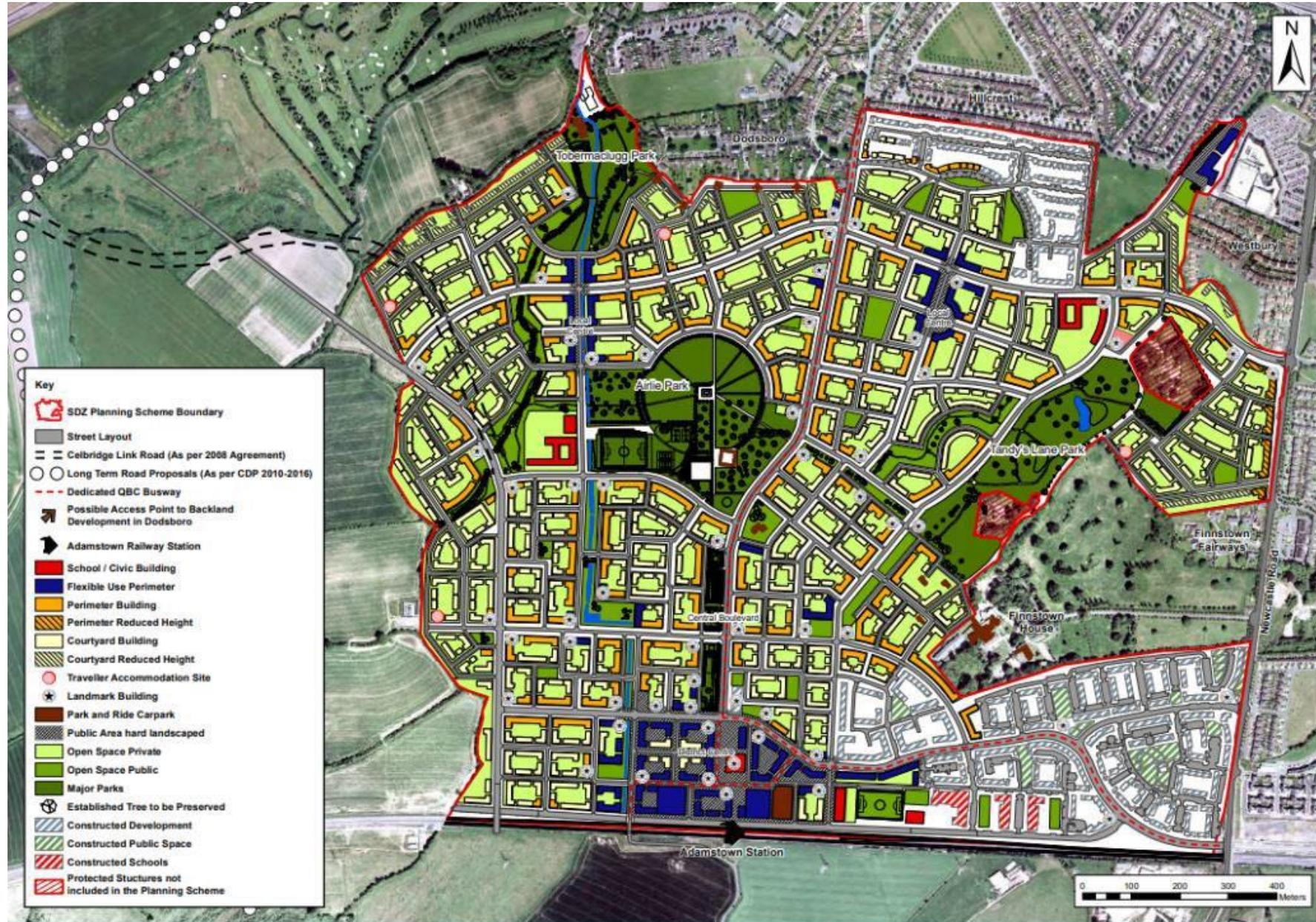
- 227 (Aderrig phase 2)



# Overview of Planning Applications and Pre Planning



# SDZ Planning Scheme



# Updates

- Permission granted for 32 classroom primary school at Tandys Lane under SDZ21A/0001.
- Creches – Permission granted for 2 creches to date:
  - One constructed (Shackleton Mill) and developer progressing with industry to operate
- Traveller Accommodation provision ongoing – Planning Scheme states 4 locations.
- LUPT liaising with NTA on the implementation of Bus Connects i.e routing of Bus connects services within Adamstown, including bus stops, bus terminals etc
- Adamstown Boulevard – works ongoing, awaiting housing to be completed to open
- Primary Health Care Centre – Pre planning held

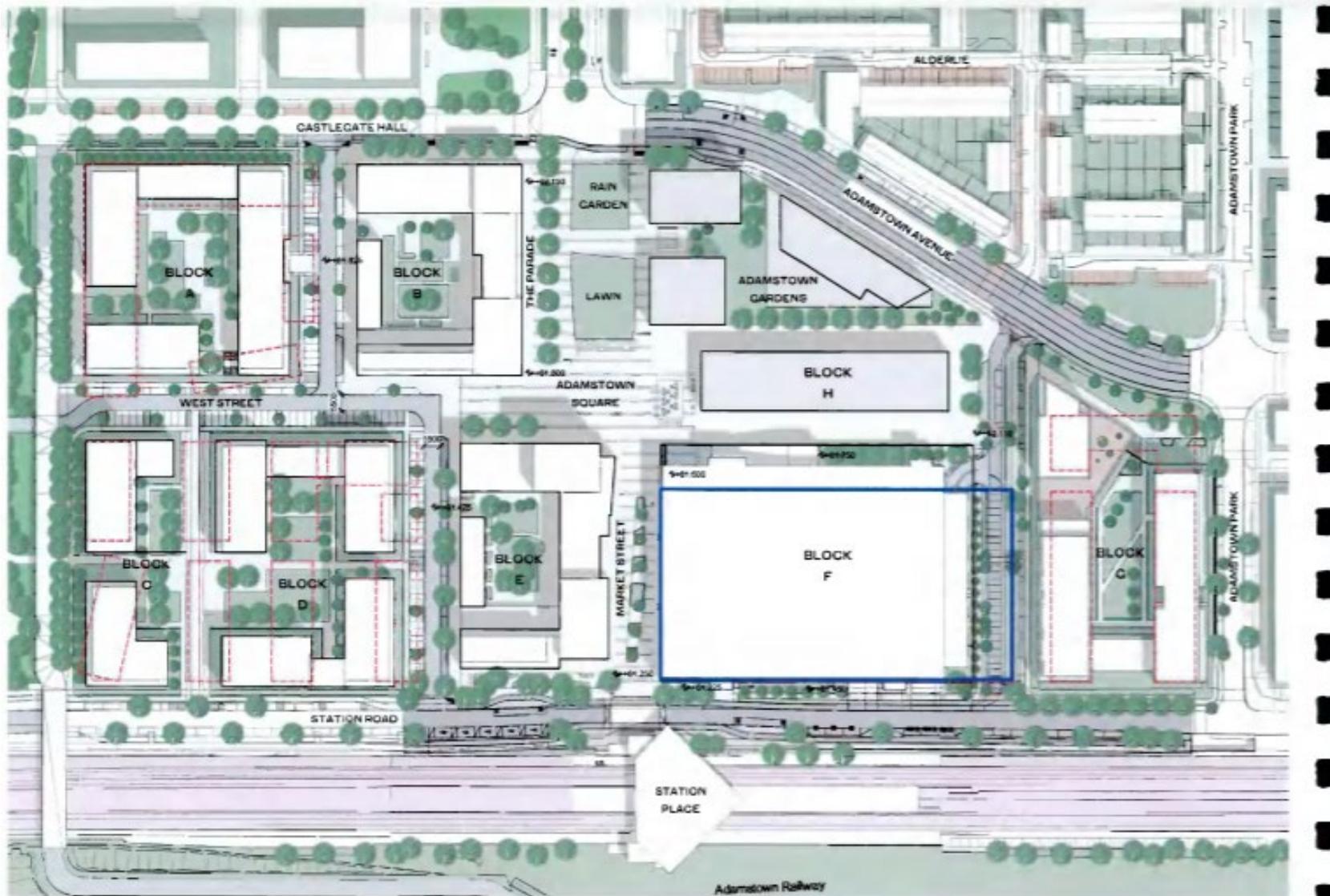






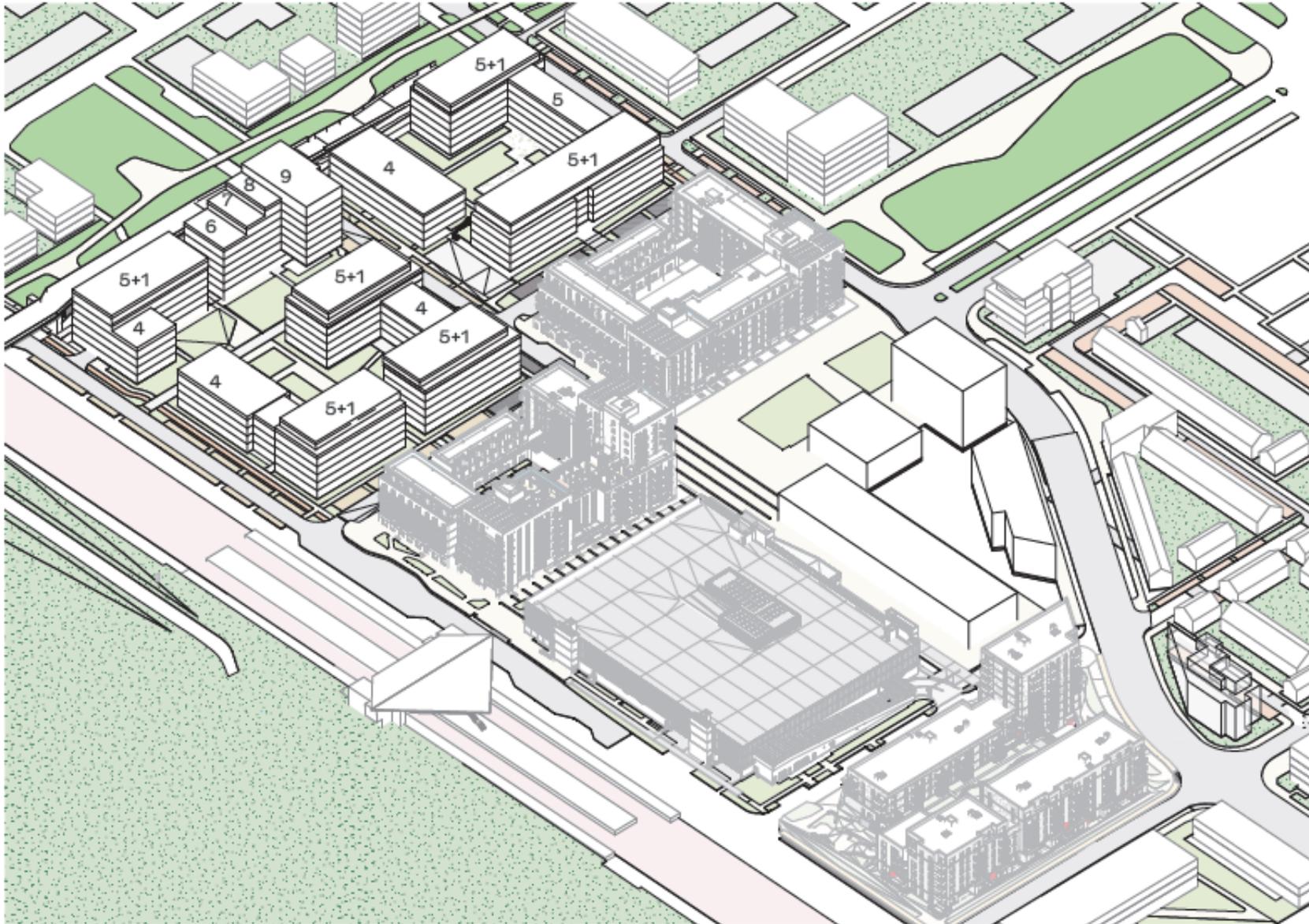


# Adamstown Station – Proposed Masterplan of District Centre





# Adamstown Station – District Centre





# Adamstown Station – Permitted





# Adamstown Station – District Centre – Permitted Block G





# Adamstown School – Permitted

