

Adamstown

LUPT SPC Briefing

November 2021

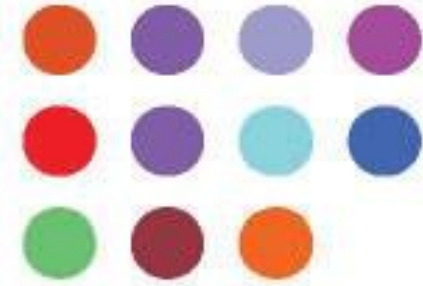
Eoin Burke – Senior Planner



Agenda for SPC Briefing Meeting

Adamstown Update

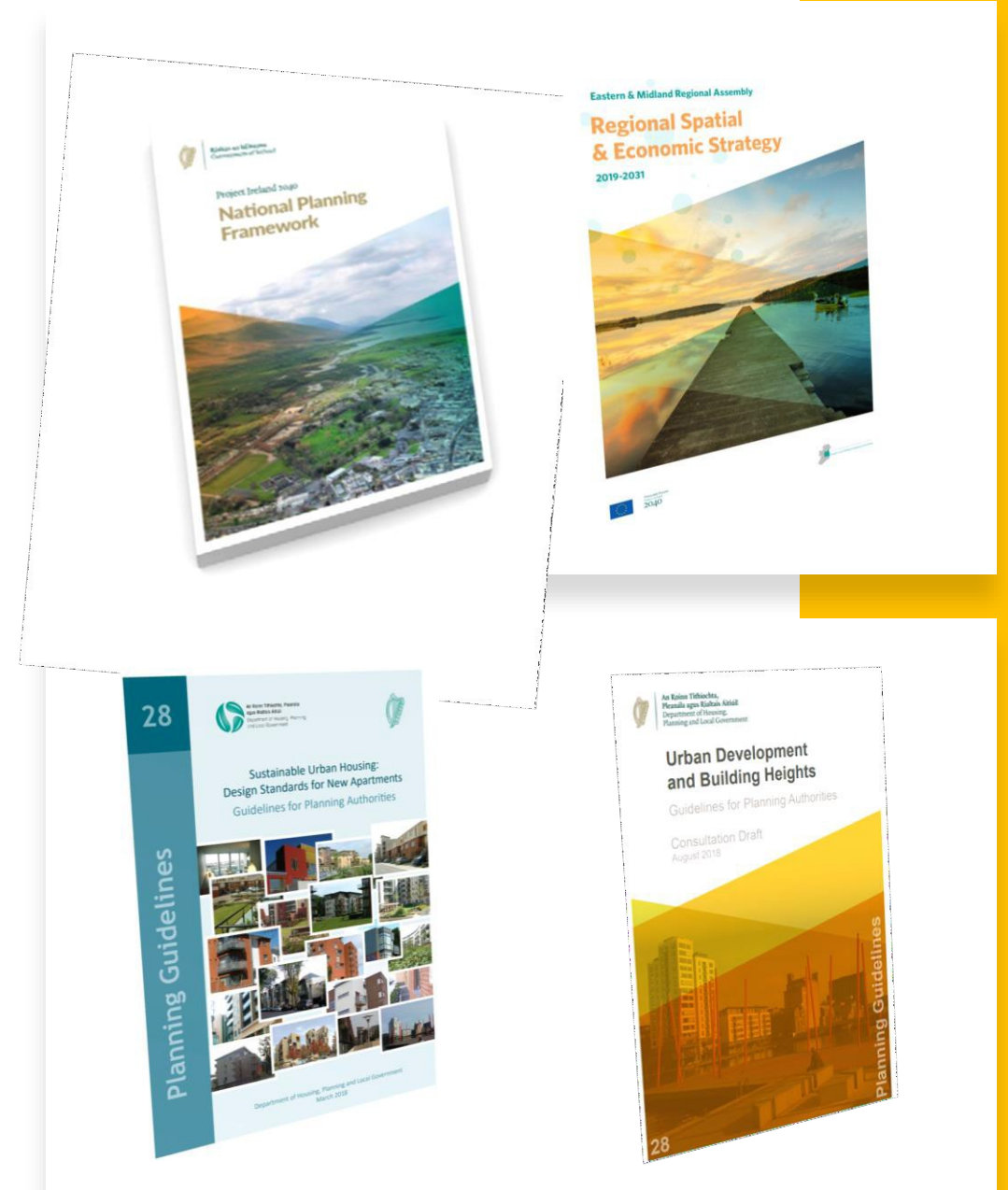
- Approved ABP non material amendment to Planning Scheme
- URDF allocation
- LIHAF Projects – CLR, Tandy's and Airlie Park
- Overview of development to date
- Schools and creches
- Bus Connects/ NTA



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.

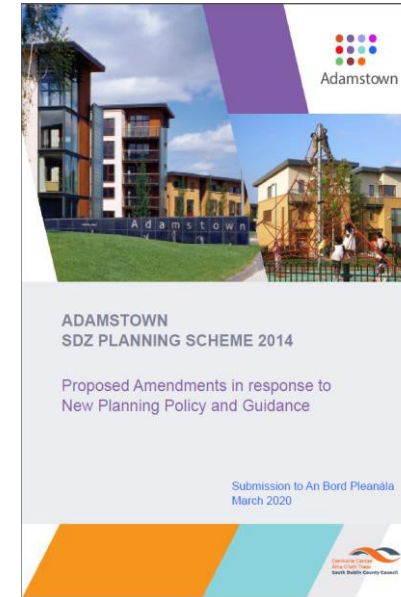


Non Material Amendment to Adamstown SDZ Planning Scheme approved

- 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

589 Homes
By 2024

€12m Funding
Application
Approved

20% Social &
Affordable
Homes

€220m
Investment

URDF Allocation

- €12m Funding Application
- Partners with Adamstown Landowners)
- 25% Match Funding

Housing & Infrastructure

- 589 Homes: 2021 - 2024
- Central Boulevard Park
- Civic/Library Building
- Town Centre Plaza

Adamstown SDZ URDF Projects Update: Preliminary Business Case and Planning Ongoing

Preliminary Business Case:

- KPMG preparing business case in line with Public Spending Code
- 3 Key Projects
- Submission before end of year



Planning Status:

Pre-application ongoing:

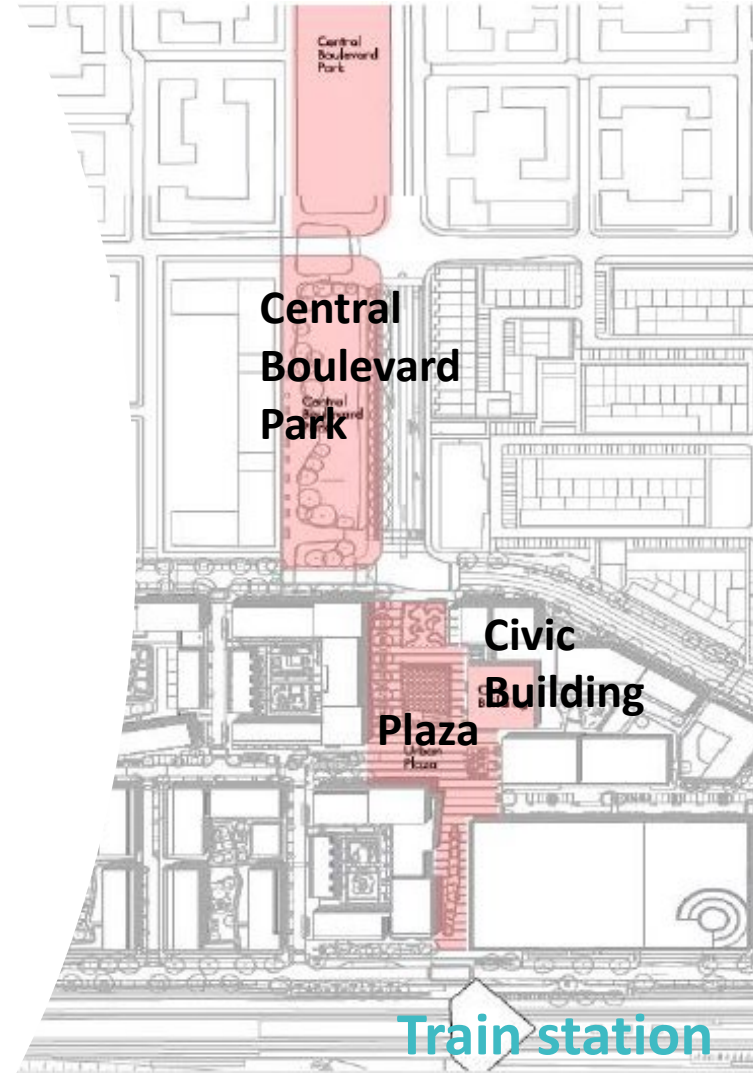
- Civic Centre/Library/Enterprise Centre - Design process

Permitted

- Plaza (subject to detailed design)



Adamstown SDZ URDF Update: Undertaking *Preliminary Business Case*



Local Infrastructure Housing Activation Fund

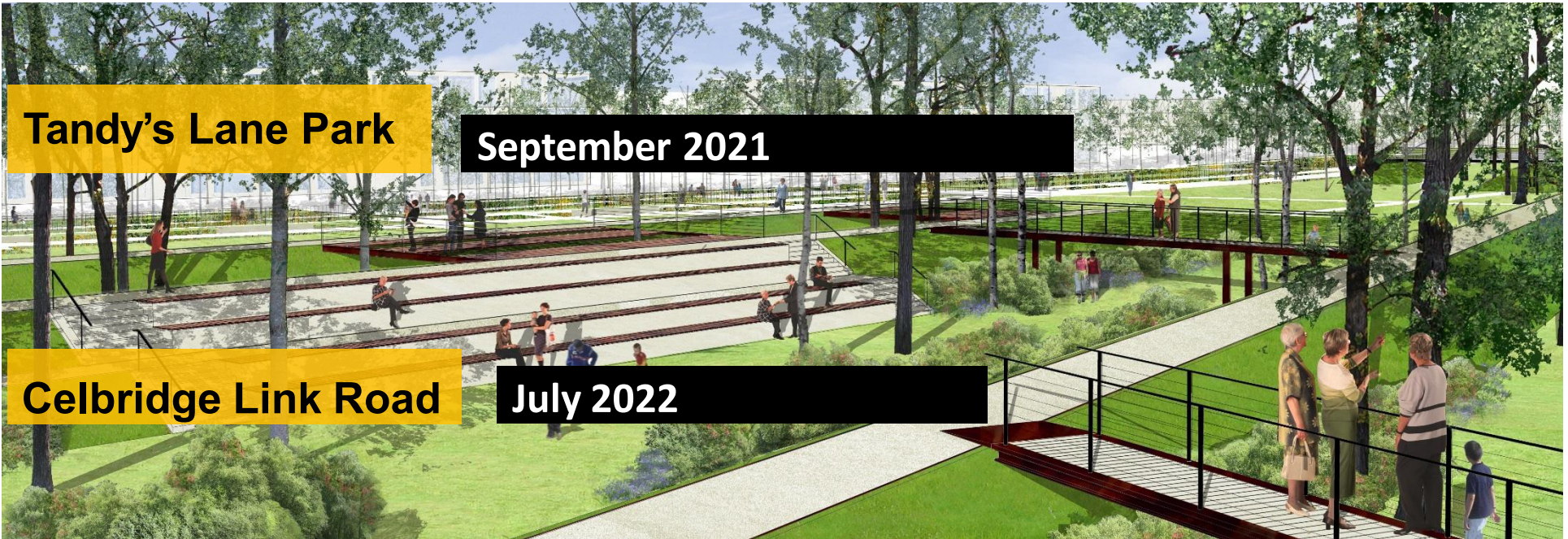
Airlie Park

June 2022



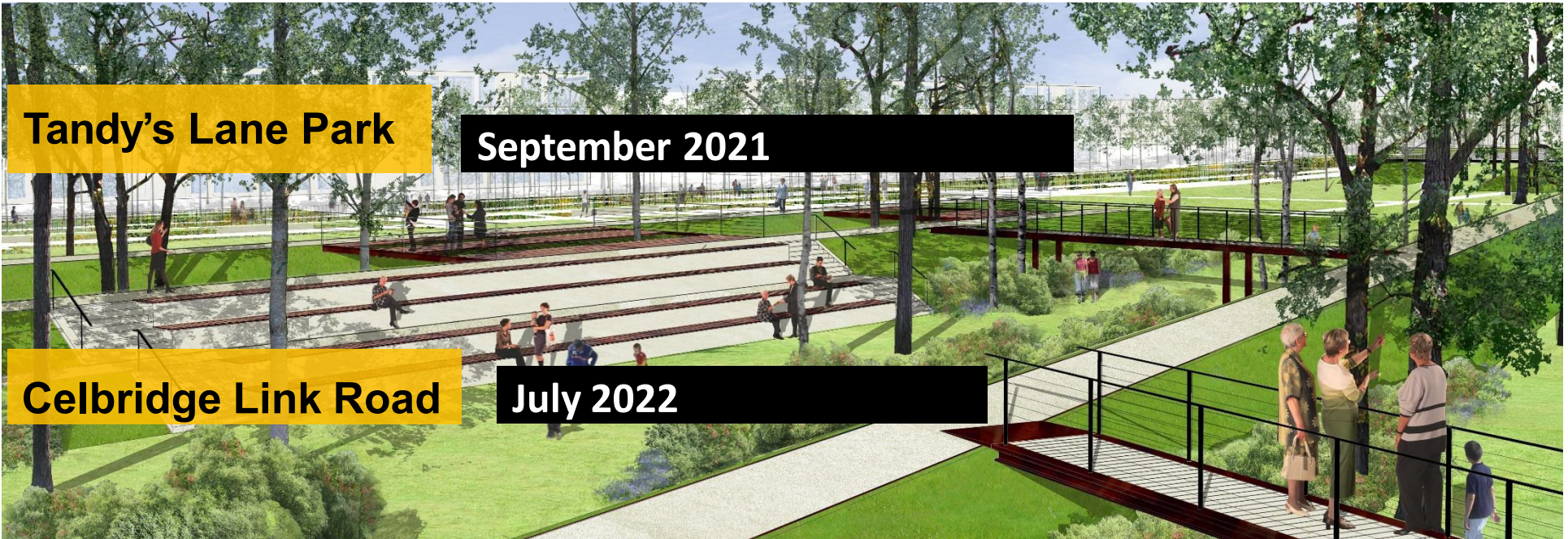
Tandy's Lane Park

September 2021

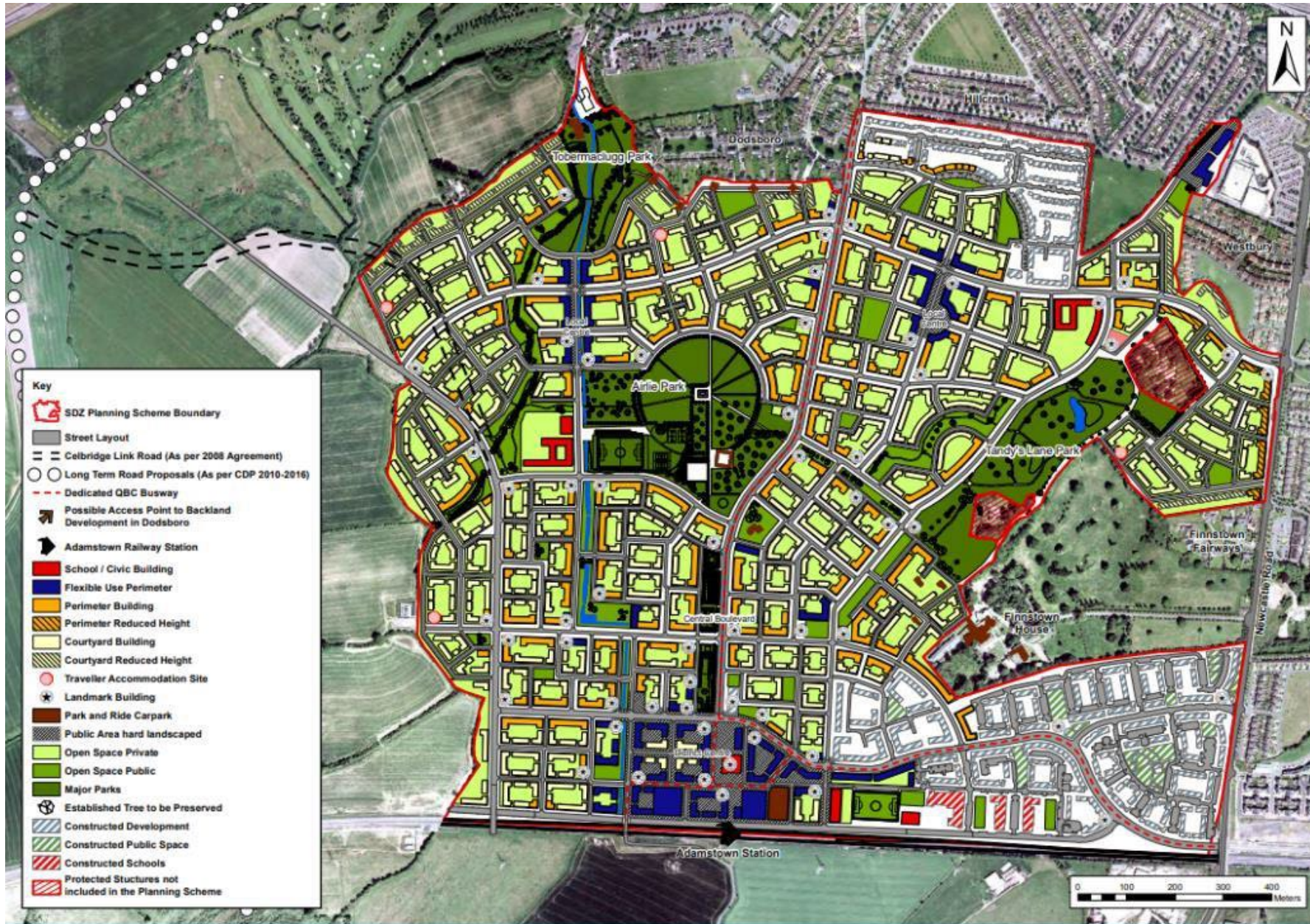


Celbridge Link Road

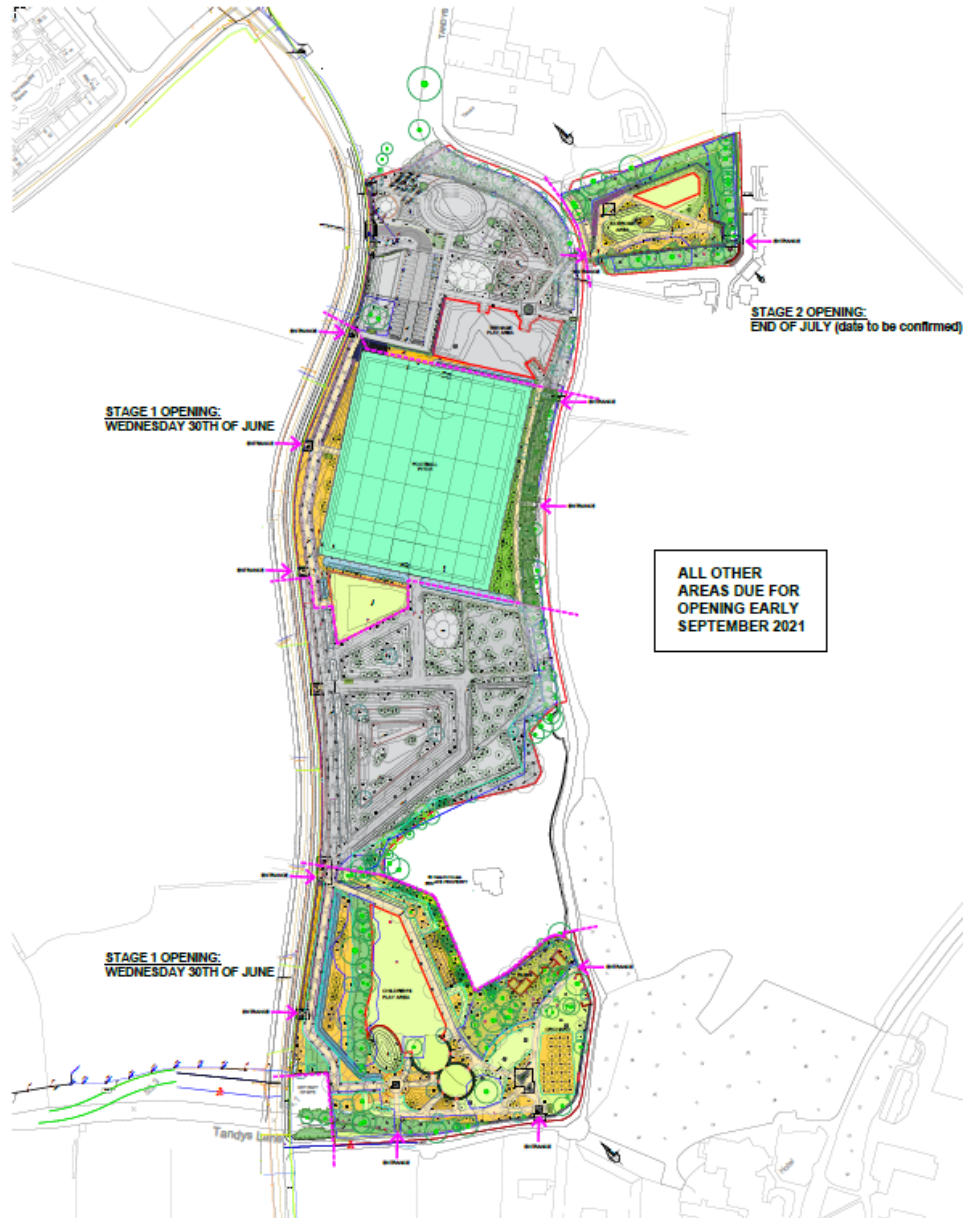
July 2022



SDZ Planning Scheme



Tandys Lane Park – Open



Overview of Development to Date

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

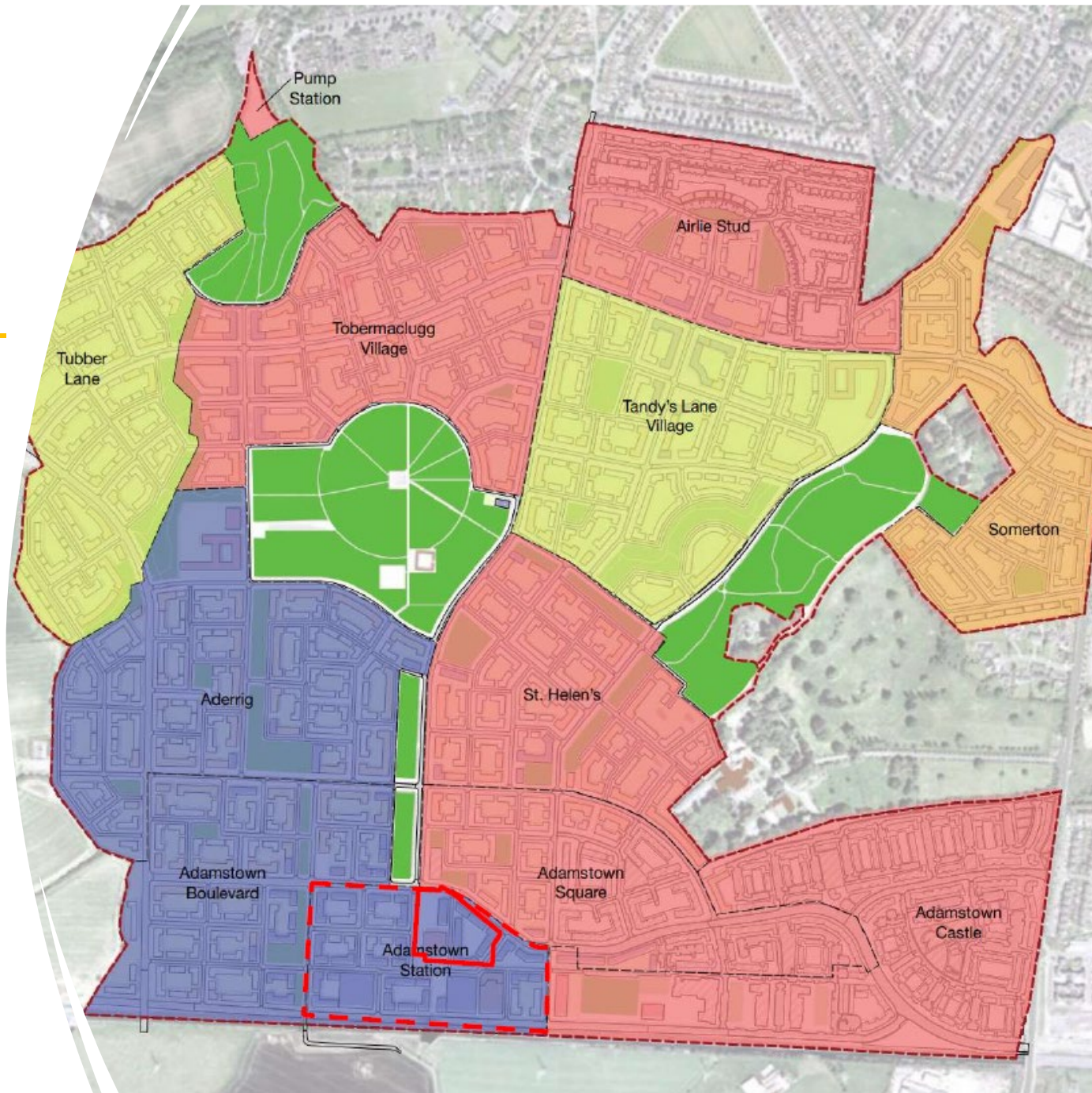
In 2021:

Planning permission granted for:

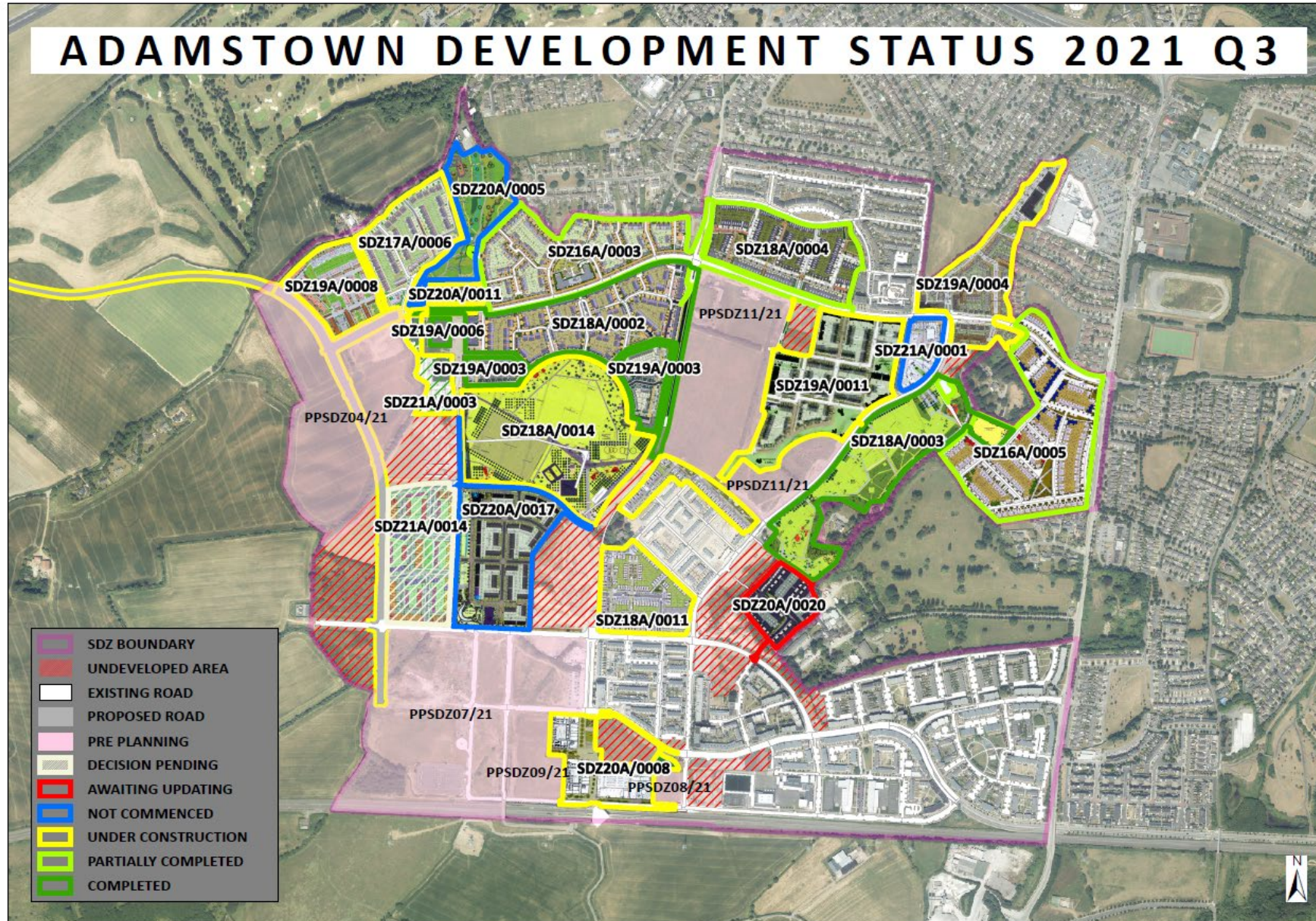
- 279 units and commercial in District Centre (inc an amendment application)
- Retail and car parking in District centre (inc an amendment application)
- 185 units in District Centre
- 32 classroom primary school – Tandy's Lane
- 235 units in Aderrig
- 122 units in Tobermaclugg Village
- 113 units at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

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

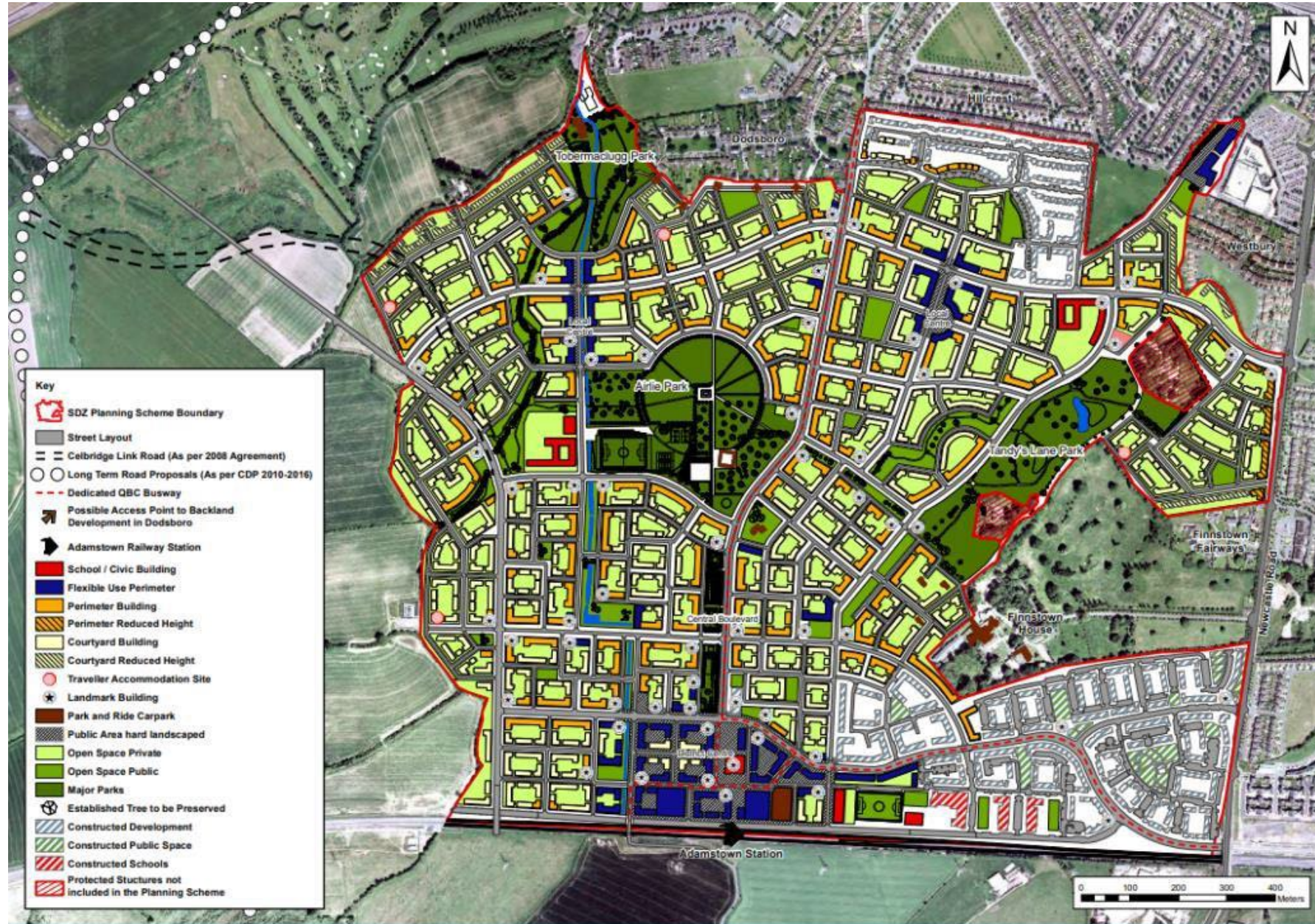
- 227 (Aderrig phase 2)



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

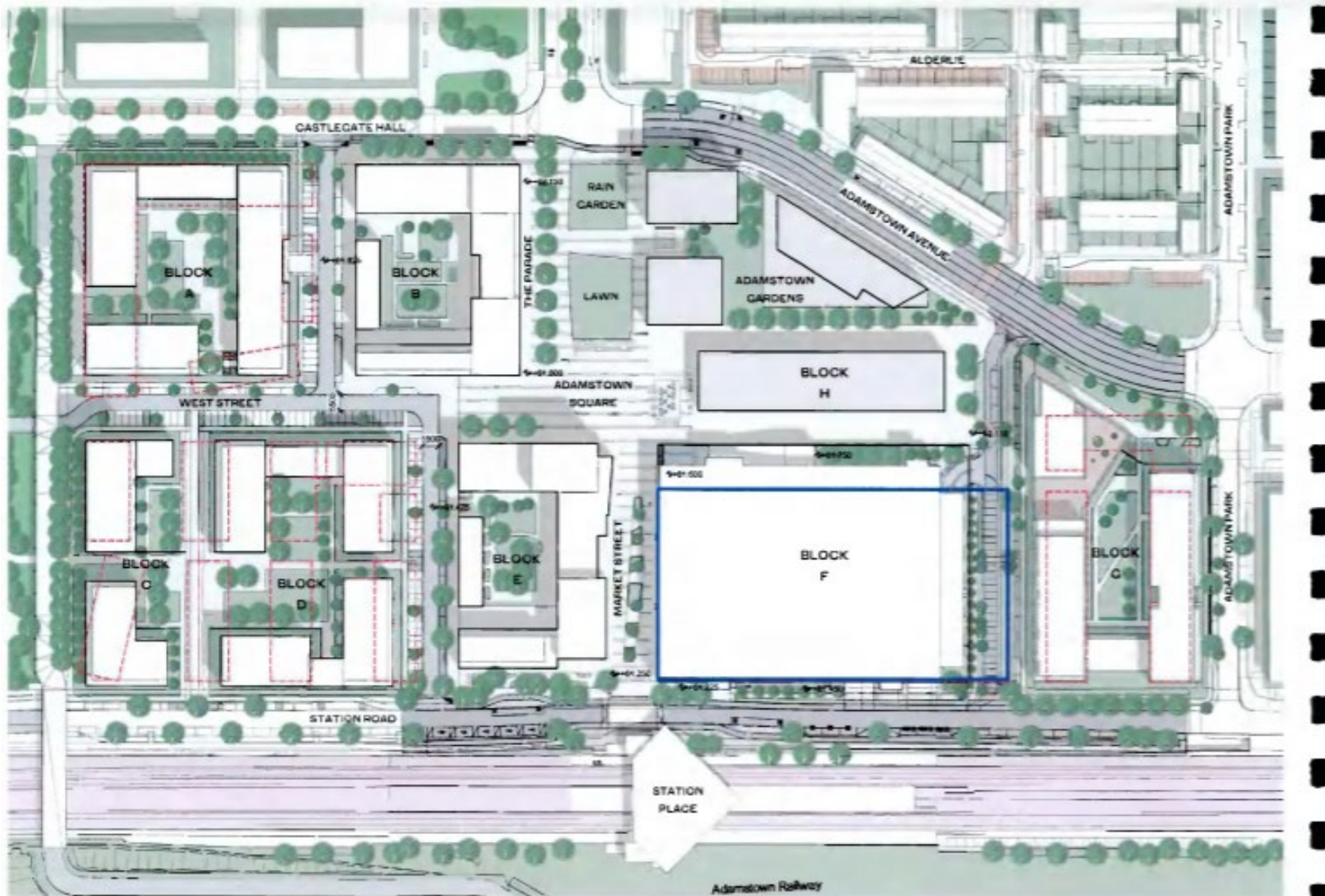






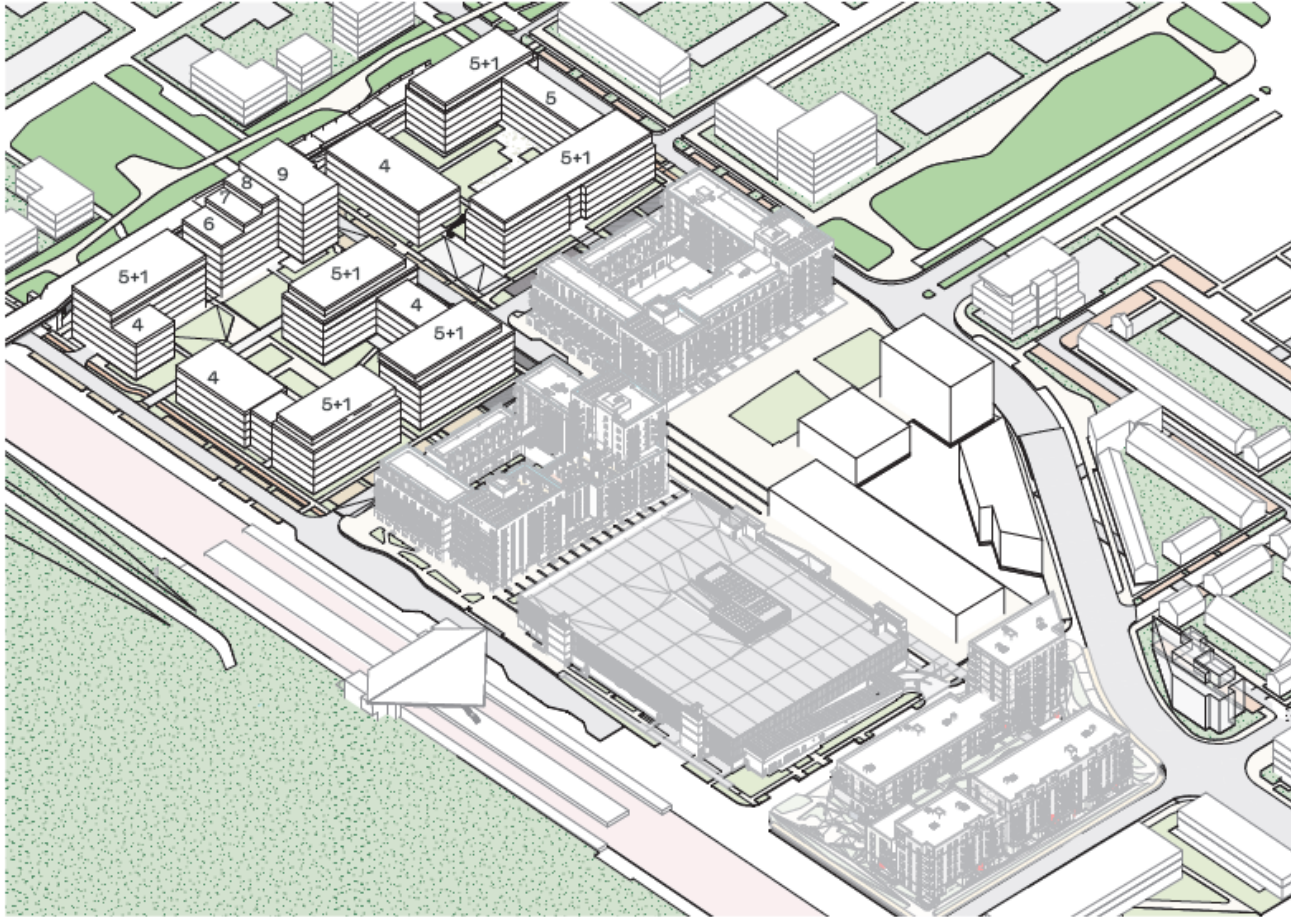


Adamstown Station – Proposed Masterplan of District Centre





Adamstown Station – District Centre





Adamstown Station – Permitted





Adamstown Station – District Centre – Permitted Block G





Adamstown School – Permitted

