

Adamstown SDZ 2007



adamstown



**Strategic Development Zone
Third Annual Report
January 2007**



www.southdublin.ie

Welcome

Welcome to the third annual review of the Adamstown Strategic Development Zone Planning Scheme.

This report has been prepared by the Adamstown Project Team and is a review of progress made over the course of 2006 in implementing the Adamstown Planning Scheme. Previous Annual Reports can be found on our website www.adamstown.ie.

The big news of 2006 was the arrival of the first residents in Adamstown, some three years after the Planning Scheme was approved by An Bord Pleanála, and two years following the start of construction on site. Thus began a new chapter in the development and growth of this community.

As Development Agency for Adamstown, South Dublin County Council is pleased with the significant progress made on the delivery of infrastructure to support new residents over the past year. Following an intensive programme of construction works on site in 2006, the coming year will see the opening of the rail station and park and ride car park, the first primary school and the first crèche. Road construction both off-site and within the site has progressed significantly, and it is likely that construction of the first commercial units and secondary school will start soon.

With over 1000 residential units now granted planning permission and almost 300 of these completed, the rate of residential development is keeping pace with the delivery of infrastructure.

Receipt of an award for Adamstown from the European Council of Spatial Planners during the year reinforced the role Adamstown has to play in demonstrating how large scale new development can be delivered in a phased way.

Sadly, 2006 saw the untimely death of Councillor Fintan McCarthy as a result of a tragic road accident. Fintan had been an active member of the Adamstown Steering Group, championing the role of good design and supporting infrastructure in creating a new sustainable community. His positive influence will be missed.

Looking ahead to 2007, we expect the roll-out of infrastructure and development to continue at a rapid pace with plans for the new District Centre, as well as the secondary school and first community centre currently at an advanced stage. In tandem with this, more residents will be moving in over the course of the year creating the vibrant new community that is at the heart of the Adamstown vision.

- Adamstown Project Team



Launch of First Primary School for Adamstown

On 17th November 2006 The Minister for Children, Brian Lenihan visited the Adamstown Schools site to officially launch the start of construction work on the first Primary School for Adamstown.



Minister for Children, Brian Lenihan at official launch of construction of the first Primary School for Adamstown

In a speech given at the ceremony, Minister Lenihan was enthusiastic about the delivery of schools and infrastructure for Adamstown: "Today is a historic day for urban planning, for South County Dublin and for the school building programme. Adamstown is the first Strategic Development Zone in the State and there is a commitment to provide facilities such as schools, transport and public amenities in line with the phased provision of housing".

It is envisaged that the first primary school will be open in time for the 2007 school term, with the second opening shortly afterwards. Further information on progress with the schools can be found on www.adamstown.ie.

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The Adamstown Project Team comprises (l-r):

- Derek Taylor** – Project Technician
- Paul Hogan** – Project Manager
- David Murray** – Assistant Planner
- Fionnuala Lennon** – Project Planner

Highlights

South Dublin County Council wins European Urban and Regional Planning Award for Adamstown

In November at a ceremony in Seville, Spain, the European Council of Spatial Planners presented South Dublin County Council with an award recognising the Adamstown Strategic Development Zone Planning Scheme as an 'integrated and holistic approach to planning for large-scale new residential populations'.

The Project was nominated for the European Award after winning the Irish Planning Achievement Award in 2005.

The European award, which was open to all 24 European countries, is further recognition of the unique international achievements of the Adamstown development in promoting large scale development in a phased manner.

Adamstown Steering Group

The Adamstown Steering Group met four times in 2006 to review and monitor the implementation of the Adamstown Planning Scheme. Sadly, 2006 saw the untimely death of Councillor Fintan McCarthy who was an active member of the Steering Group.

Particular issues addressed by the Steering Group over the course of the year included the delivery and timetabling of the first bus and train services to Adamstown, review of the Community Liaison Strategy, and noise and dust problems arising from construction work taking place on site.

The minutes of all Adamstown Steering group meetings to date can be viewed on www.adamstown.ie.

Amendment to the Adamstown Planning Scheme.

Following public consultation, an amendment to the Adamstown Planning Scheme was approved by the elected members of South Dublin County Council in May 2006.

The amendment facilitated the re-positioning of the primary and secondary schools onto a more accessible street network with housing areas moved to the north of the schools. The new layout allows for the creation of a 'Home Zone' type street to the north of the schools between Adamstown Castle and the District Centre to facilitate safer pedestrian and cyclist movements in this area.



Approved amendment to layout of Primary and Secondary schools site (School buildings highlighted in red)

Current Members of the Adamstown Steering Group

Local Councillors

Therese Ridge	Fine Gael
Trevor Gilligan	Fianna Fail
Derek Keating	Independent
Billy Gogarty	Green Party
Guss O'Connell	Independent
Shane O'Connor	Sinn Fein
Robert Dowds	Labour
Eamonn Tuffy	Labour
Gerard Cullen	Progressive Democrats

South Dublin County Council staff

Tom Doherty	Director of Planning - (Deputy County Manager)
Paul Hogan	Adamstown SDZ Project Manager
Fionnuala Lennon	Adamstown SDZ Project Planner
Frank Coffey	Director of Transport & County Engineer
Jim Walsh	Director of Economic Development
Eddie Conroy	Senior Architect
Tom Moyne	Senior Engineer

State Agencies representatives

Conor Mc Guinness	Iamrod Eireann
Gabrielle McKeown	Department of the Environment, Heritage and Local Government
Lorraine Brennan	Department of Education and Science
Derry O'Leary	Strategic Planning Manager - Dublin Bus
Owen Shinkwin	Dublin Transportation Office
Fergal Black	Health Service Executive

Planning Applications 2006



SDZ Map showing location of all Planning Applications submitted in 2006

Planning Applications Submitted in 2006

During the course of 2006, 14 planning applications were submitted for development at Adamstown, reflecting the growing pace of development and roll-out of infrastructure. These are identified on the plan above and are listed below. The planning applications covered a diverse range of development including residential units, key infrastructural elements such as the first primary schools and crèche, retail and commercial units and road and drainage infrastructure.

All planning applications relating to Adamstown may be viewed on the Council's website via www.adamstown.ie and are also available for viewing at Lucan Library during the relevant public consultation periods.

- SDZ06A/1** 6 Bus Shelters in Adamstown Castle Development Area. (not shown on plan)
- SDZ06A/2** 2 Primary Schools within Adamstown Castle Development Area.
- SDZ06A/3** 166 residential units in Adamstown Castle Development Area.
- SDZ06A/4** Tobermaclugg Drainage Pumping Station.
- SDZ06A/5** 3 major internal roads within Adamstown.

- SDZ06A/6** 173 residential units within Adamstown Square Development Area.
- SDZ06A/7** Children's crèche facility & 7 residential units located within the Adamstown Castle Development Area.
- SDZ06A/8** Park and Ride car park for Adamstown Railway Station adjacent to the District Centre.
- SDZ06A/9** Bridge crossing of the Dublin – Kildare railway line west of the District Centre.
- SDZ06A/10** Temporary marketing suite for 'The Paddocks' development.
- SDZ06A/11** 4 major internal roads within Adamstown.
- SDZ06A/12** 50 residential units and 4 retail/commercial units in Adamstown Castle Development Area.
- SDZ06A/13** 224 residential units within the Adamstown Square Development Area.
- SD06A/0497** 110kv Electrical Transformer Station

Monitoring Delivery of Adamstown Infrastructure

Delivery of Adamstown Infrastructure

The **Adamstown Project Team** is responsible for monitoring and supporting implementation of the Adamstown Planning Scheme. Given the increased rate of implementation of the Planning Scheme, the Council has recruited an additional member to the Project Team – David Murray, Assistant Planner.

The site is visited by members of the team 2–3 times per week to monitor progress on infrastructure delivery, works on site and to ensure that relevant conditions attached to the planning permissions are being complied with, and also to ensure that the development is being carried out in accordance with the approved details. The team publishes a monthly progress report on the website www.adamstown.ie.

The timely delivery of supporting infrastructure to serve the new development at Adamstown is a key aspect of the Adamstown SDZ Planning Scheme. The phasing plan set out in the Adamstown SDZ Planning Scheme clearly identifies the infrastructure to be provided in tandem with each of the 13 identified phases of residential development within Adamstown.

2006 saw significant progress being made on delivery of a number of key elements of infrastructure identified for the early stages of the Adamstown development.



Table 1 below sets out a brief overview of the current position on delivery of those items of infrastructure identified as part of Phase 1a to Phase 4 in the Planning Scheme. A more detailed description of the progress made on a number of key elements of infrastructure over the course of 2006 then follows.

Table 1: Progress in 2006 on infrastructure requirements for Phases 1a - 4

Phase	Planning Scheme requirements	Progress on delivery in 2006
Phase 1a 0 – 500 dwellings	Upgrade of R120 Newcastle Road and footpath	Completed December 2005
	Adamstown Link Road including new bridge over railway to standard suitable for use as haul road	Link road complete to standard suitable for use as a haul road. Rail bridge complete and opened to the public in September 2006
	Provide a new junction on the R120 Newcastle Road at Adamstown Castle	Junction completed. Traffic lights scheduled to be operational early in 2007
	Provide initial section of Adamstown Station Road	Completed
	Replace existing acute bend on north-eastern section of Tandy's Lane	Completed autumn 2006 as part of 'The Paddocks' development works
	Complete the Lucan Palmerstown High Level Water Supply Scheme	Completed in October 2004
	Provide pro – rata crèche provision as per the Planning Scheme requirements	Construction work started on 133 child place crèche in Adamstown Castle and is expected to be open in Autumn 2007
Phase 1b 501 – 1000 dwellings	Outer Ring Road to link the N4 and the N7	Outer Ring open to the public from October 2006
	Provision of one side of the Adamstown Link Road for use as a two-way single carriageway road	The Adamstown Link Road is currently under construction and complete to standard suitable for use as a haul road. It is expected to be made available to the public by the end of 2007
	Adamstown Railway Station and surface park and ride car park to basic operational standard	Railway station to be completed by March 2007 with trains timetabled to stop at the station from 10 April 2007
	Provision of Loop Road 1 as a haul road	Construction work commenced on October 2006. Will be complete to standard suitable for use as a haul road early in 2007
	Provision of surface water drainage works required for the north-east and southeast drainage catchments on a pro-rata basis	To be identified and provided on a pro-rata basis as part of planning applications for future development
	Provide pro – rata crèche provision as per the Planning Scheme requirements	To be identified and provided on a pro-rata basis as part of planning applications for future development

Adamstown Strategic Development Zone

Phase	Planning Scheme requirements	Progress on delivery in 2006
Phase 2 1001 – 1800 dwellings	Loop Road 1 – existing eastern section of Tandy's Lane is subject to alternative access arrangements	Initial works commenced in October 2006 to construct Loop Road to haul road standard
	Link Road to the rear of existing Superquinn shopping centre	Pre-planning discussions to take place early 2007
	Adamstown Station access road adjoining the Dublin – Kildare railway line as a haul road	The eastern section of the station access road is currently under construction
	Works to upgrade the existing Lucan- Esker and Lucan Low level pump stations	Works to upgrade the existing Lucan- Esker completed in 2006. Works to upgrade the existing Lucan Low level pump station have commenced and are scheduled for completion mid-2007
	Construction of either a Secondary School or the first Primary School	Construction of the first two primary schools started October 2006. The first primary school is scheduled to be opened in September 2007
	Community Centre 1	Planning application imminent for Community Centre No1
	Provision of surface water drainage works required for the northeast and southeast drainage catchments on a pro-rata basis	To be identified & provided on a pro-rata basis as part of planning applications for future development
	Provide pro – rata crèche provision as per the Planning Scheme requirements	To be identified & provided on a pro-rata basis as part of planning applications for future development
Phase 3 1801 – 2600 dwellings	Provision of both sides of the Adamstown Link Road including a two-way dedicated busway	Scheduled for completion by end 2007
	QBC busway on Main Station Access Road	Will be largely in place by mid 2007
	District Centre busway loop road adjoining Adamstown Station	Will be identified in the planning application to be submitted for the first phase of the district centre early 2007
	Adamstown Station access road adjoining the Dublin – Kildare railway line	The eastern section of the station access road is currently under construction. Western section, currently under construction as part of Strategic Roads Phase 1 development
	Eastern section of the Loop Road around the Adamstown District Centre	Planning permission for Loop Road around District Centre has been granted. Construction work has not yet commenced
	Construction of leisure centre, swimming pool & all-weather pitch	Pre-planning discussions to take place 2007
	Northern Section of Loop Road 2 to replace western section of Tandy's Lane	The initial section of road has been constructed as part of The Paddocks development works
	Part of the northern section of Loop Road 3 as a haul road to facilitate the construction of the Tobermaclugg Pumping Station	No planning application to date
	Tobermaclugg Pumping Station	Construction work is due to start early 2007 and the works are expected to take 12 months to complete
	Works to upgrade Tobermaclugg Stream between the SDZ lands and the N4 including the upgrade of Tubber Lane surface water drain	Preliminary design work has been carried out and works are expected to commence during 2007
	Development of first phase of Adamstown District Centre Phase to include 3000 sq.m. of retail floorspace	A planning application for the first phase of the District Centre is expected to be submitted in spring 2007
	Community Centre 2	Community provision currently under discussion with developers
	Provision of surface water drainage works required for the northeast and southeast drainage catchments on a pro-rata basis	To be identified & provided on a pro-rata basis as part of planning applications for future development
Provide pro – rata crèche provision as per the Planning Scheme requirements	To be identified & provided on a pro-rata basis as part of planning applications for future development	
Phase 4 2601 - 3400 dwellings	Construction of Secondary School with a minimum of 12 no. classrooms of permanent construction	A planning application for the Secondary School site is expected early in 2007
	Tandy's Lane Park	Pre-application discussions expected 2007

In addition to the significant progress made on delivery of the infrastructure required for phase 1a to phase 3, progress has also been made on some major elements of infrastructure required as part of phase 4.

Adamstown Railway Station (Ref. SDZ04A/2) and Park & Ride car park (Ref. SDZ06A/8)

Construction of the Adamstown Railway Station commenced on site early in 2006 and good progress was made over the course of the year. The impressive roof structure was lowered into place during the summer and the station building is now largely in place. The rail station will be fitted out and commissioned over the next few months, and trains will stop at the station from 10 April 2007.



Adamstown Railway Station site photo December 2006 (Courtesy of Castlethorn Construction)

In the Iarnrod Eireann Rail Timetable 2007, a total of 17 outbound and 15 inbound trains are scheduled to stop at Adamstown Rail Station on weekdays from 10 April 2007. 5 trains will operate between Adamstown and Heuston Station in the morning peak hours between 7am and 9am and 4 trains will operate between Heuston and Adamstown in the evening peak hours between 4pm and 7pm.

The journey time between Adamstown and Heuston will take approximately 14 minutes.

AM	Adamstown / Heuston
Weekdays	(Mon-Sat)
Depart	7.04 7.28 7.59 8.29 9.04
PM	Heuston / Adamstown
Weekdays	(Mon-Sat)
Depart	16.05 17.18 18.05 18.50

Extract taken from Iarnrod Eireann Rail Timetable for 2007 (www.irishrail.ie)

The Rail Works Order for the upgrade of the Kildare rail line was signed by the Minister at the end of 2006, and Iarnrod Eireann plan to start the upgrade works in spring 2007 and complete them by 2010. The completion of these works will allow a significant increase in the number of trains that can operate on the Kildare line and accordingly the number of passengers that can be accommodated from Adamstown Station. The phasing requirements of the Adamstown Planning Scheme require that no more than 4200 residential units can be occupied in Adamstown before this increased capacity is available.

Planning permission was granted on 22nd September 2006 for a temporary Park & Ride car park for rail station users. This is located to the west of the station and will accommodate 330 cars. This permission superseded an earlier proposal to locate the Park & Ride car park to the east of the station. The decision to change the location of the car park resulted from the development of plans for the Adamstown District Centre and the new location will allow the temporary car park to remain in situ until the permanent Park & Ride parking facilities are provided as part of the District Centre development.

Adamstown Link Road (Ref. SD04A/0964)

During 2006, substantial progress was made on construction of the Adamstown Link Road and Newcastle Road rail bridge.

The Newcastle Road rail bridge was completed over summer 2006 and opened to traffic in September. The bridge spans the Adamstown Link Road and the Dublin/ Kildare rail line. It has been designed to accommodate the future widening of the rail lines planned as part of the Kildare Route Project.

The majority of the Adamstown Link Road which links Adamstown to the Outer Ring Road has now been completed to haul standard and is in use by Adamstown construction traffic. It is estimated that the remainder of construction work on the road will be completed later in 2007.



View along Adamstown Link Road, looking east



Adamstown Link Road Railway Bridge

Adamstown Buses - 25X Expresso Bus Service.

In Autumn 2006, Dublin Bus started operating the 25X expresso service from Adamstown to Belfield, via Dublin City Centre to cater for the current demand within the Adamstown Castle development. The service is an express commuter route with fewer set-down and pick-up points than a standard bus route. New bus shelters were provided in Adamstown Castle and along the Newcastle Road to facilitate the bus service. The current service is aimed towards commuters and the timetable is provided below. Dublin Bus are committed to reviewing the level of service provided as development progresses, more residents move in and the rail station opens.

AM	Adamstown / Heuston
0710	Adamstown, City Centre, Waterloo Road, Belfield.
0735	Adamstown, City Centre, Waterloo Road.
0755	Adamstown, City Centre, Waterloo Road, Belfield.
PM	Heuston / Adamstown
1705	Waterloo Road, City Centre, Adamstown.
1800	(Pearse Street) City Centre, Adamstown.

Extract taken from Dublin Bus Timetable for 2007 (www.dublinbus.ie)

Adamstown Strategic Development Zone

Adamstown Primary Schools (Ref. SDZ06A/2)

Planning permission was granted for the construction of two primary schools in the Adamstown Castle development area on 2nd June 2006. The primary schools are two-storey buildings, totaling 5082 sq.m. in size. Each primary school will provide 6 classrooms, 2 special needs teaching rooms and ancillary rooms. Each school will have an outdoor junior play area, 2 outdoor ball courts and staff car parking area.

Both schools are located on adjoining sites and will be easily accessible by foot, on cycle or by public transport from all parts of Adamstown.

Construction work started on the schools in autumn 2006 and foundations and the initial blockwork structure are now in place. It is planned to complete the first of the two primary schools by September 2007 in time for the 2007/2008 school year, with the second school opening shortly afterwards.



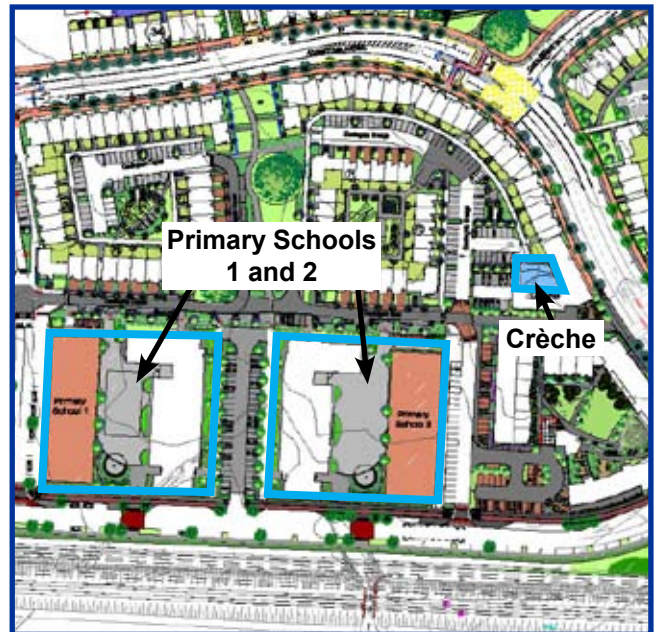
Adamstown Schools Photomontages, courtesy of Castlethorn Construction

Adamstown Castle Crèche (Ref. SDZ06A/7)

Planning permission was granted for a crèche on 22nd August 2006. The Adamstown Castle Crèche facility will cater for up to 133 children and will provide a total of 8 classrooms, 1 sleeping room and an outdoor play area. The planning permission also included 7 residential units.

The crèche is located in the heart of the Adamstown Castle Development Area close to the two primary schools and a small local centre currently applied for as part of planning application ref. SDZ06A/12.

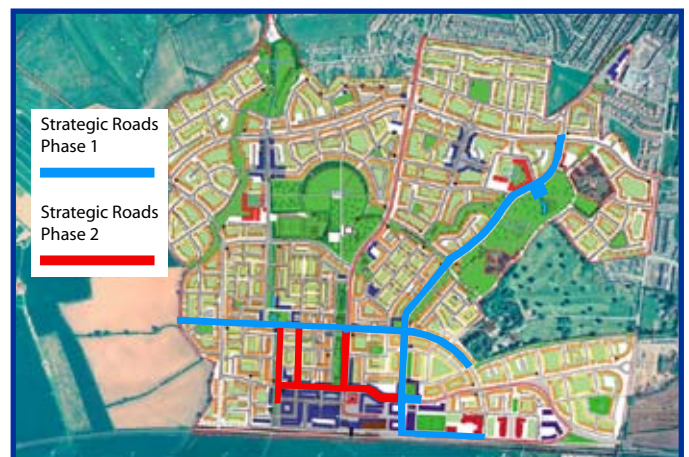
Construction work has commenced on site and the foundations for the building are now in place. The works are expected to take between 6 – 8 months to complete and it is estimated that the crèche will be completed by September 2007.



Adamstown Schools and Crèche Site landscape plan, courtesy of Castlethorn Construction

Strategic Network of roads within Adamstown (Ref. SDZ06A/5 and SDZ06A/11)

During the course of 2006 planning permission was granted for two phases of the key internal road network to be provided within Adamstown. These are shown on the plan below.



The two planning permissions covered the following network of roads which will initially be constructed to a basic construction haul road standard with footpath, cycleways, landscaping and lighting to be provided at a later stage.

- Road connecting the Railway station to the Adamstown Link Road.
- Loop Road No. 1 which connects the north east Somerton development area with the District Centre.
- Loop Road around the district centre which will also provide vehicular access to the ESB sub station proposed under planning application ref. SD06A/0497.
- Construction of various roads within the District Centre

Construction work commenced on Loop Road No. 1 in October 2006 and is likely to take 9 months to complete.

Tobermaclugg Drainage Pumping Station (Ref. SDZ06A/4)

On 18th July 2006 planning permission was granted for the Tobermaclugg Pumping Station located in the north east corner of the Adamstown SDZ lands adjoining the Tubber Lane road.

Development includes the construction of a foul water pumping station and the construction of twin rising mains, a storm water culvert, a foul sewer and temporary haul road.

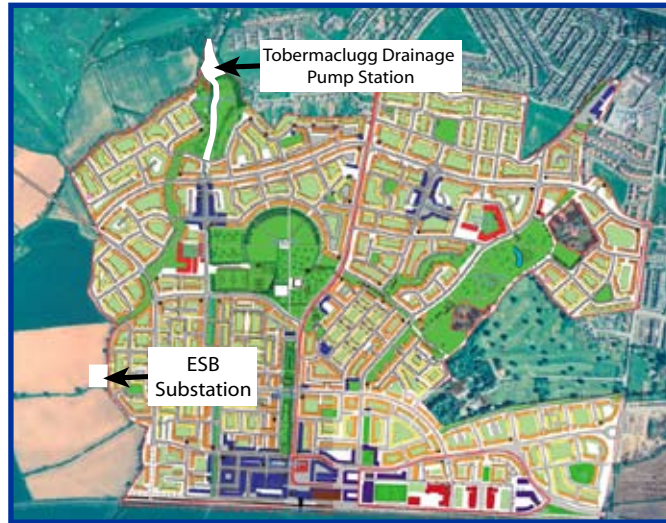
The pumping station is an important element of the supporting drainage infrastructure to be constructed as part of the Adamstown development and is a specific requirement of the infrastructure phasing plan that forms part of the Adamstown Planning Scheme.

Construction work is expected to commence on the project early in 2007 and it is likely to take about 12 months to complete.

110kv Electrical Transformer Station (ref. SD06A/0497)

Planning permission was granted on 4th August 2006 for a new ESB 110kv Electrical Transformer Station on land adjacent to the western boundary of Adamstown. Although not identified as an element of supporting infrastructure in the Planning Scheme, the Transformer Station is required to ensure that an adequate electricity supply will be provided to Adamstown.

Construction work is expected to commence on the project early in 2007 and it is likely to take about 12 months to complete.



Location Plan showing Tobermaclugg pumping station and ESB Transformer Substation

Delivery of Residential and Commercial Development in 2006

2006 saw Castlethorn Construction and Maplewood Homes continue to build out the residential developments previously granted planning permission in 2004 and 2005. Over the course of 2006, two planning permissions were granted for a total of 346 residential units, with two further applications for a total of 274 residential units and 739m² retail and commercial floorspace submitted to the County Council at the end of December (decisions on these have yet to be made).

Residential development activity continues to be focused in the Adamstown Castle and Adamstown Square Development Areas and in The Paddocks (formerly the Airlie Stud Development Area) in the north of Adamstown. In addition to residential development, the first elements of commercial development in Adamstown were either approved (children's crèche in Adamstown Castle) or applied for (739m² commercial and retail development in Adamstown Castle).

Table 2: Overview of development to date at end of Dec. 2006

Residential Development	
No. of residential units currently applied for but not yet granted permission	274
No. of residential units with planning permission	1005
No. residential units under construction	725
No. residential units completed	290
No. residential units occupied	100
Commercial / Retail Development	
Floorspace currently applied for but not yet granted permission	739m ²
Floorspace permitted (Adamstown Castle crèche)	613m ²
Floorspace completed / occupied	0

Residential Development

With regard to the type of residential development being delivered at Adamstown, a good mix of unit types and sizes have been provided so far. Residential development approved to date is taking place mainly in the lower density areas allocated in the Adamstown Planning Scheme and this is reflected in the number of larger houses and duplex units provided.

Table 2 and table 3 show the position at end of 2006 in relation to the various types of development permitted and under construction within Adamstown.

Table 3: Overview of types of residential development to date Dec. 2006

Total no. of units permitted	1005	
No. social & affordable units permitted	137 (14%)	
Type of residential units permitted	Houses	302 (30%)
	Duplexes	462 (46%)
	Apartments	241 (24%)
Size of residential units permitted by bedroom no.s	1 bed	42 (4%)
	2 bed	268 (27%)
	3 bed	624 (62%)
	4 bed	66 (6.5%)
	5 bed	5 (0.5%)

Adamstown Strategic Development Zone

Chart 1 below shows the delivery of residential development at Adamstown to date.

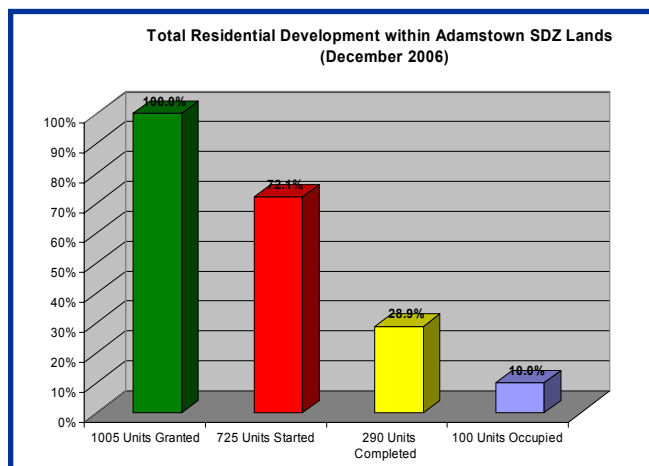


Chart 1

Charts 2 and 3 show the breakdown of the various types and sizes of residential units permitted within Adamstown to date.

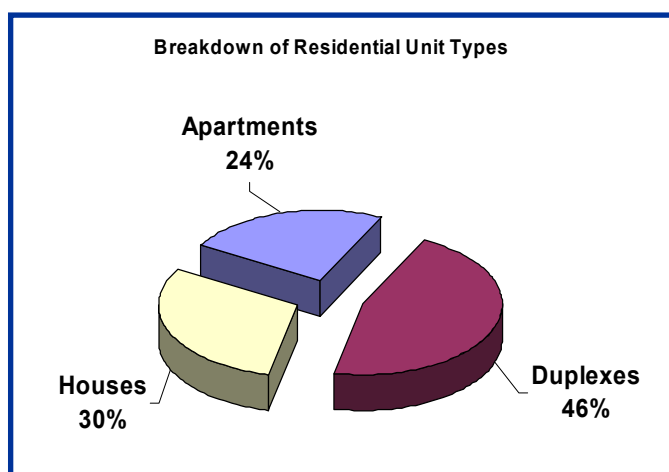


Chart 2

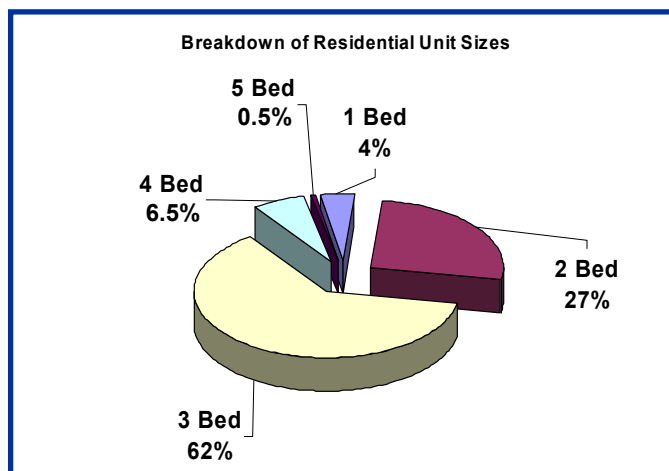


Chart 3

Social & Affordable units within Adamstown

The Adamstown Planning Scheme requires that 15% of all residential units in each Development Area be social and/or affordable units. To date, a total of 137 social / affordable units have been identified which equates to 14% of the total residential development permitted to date.

Social and affordable units are currently under construction within the Adamstown Castle and the Paddocks developments with many of the units within Adamstown Castle now nearing completion. Social and Affordable units within the Adamstown Square development still need to be identified and discussions are taking place between the Council and the developer in respect of the type of units to be provided as part of subsequent phases of this development area.

Table 4 below shows the position at end of 2006 in relation to social & affordable units within Adamstown.

Development Area	No. residential units permitted	No. social & affordable units permitted
Adamstown Castle	580	99 (17%)
The Paddocks	252	38 (15%)
Adamstown Square	173	0 (0%)
Totals	1005	137 (14%)

Adamstown Castle

During 2006, construction of the first phase of Adamstown Castle which received planning permission in 2004 (ref. SDZ04A/1) progressed rapidly, and by the end of the year some 290 of the 407 residential units had been completed here.

Planning permission was granted in June 2006 for a further 166 units comprising phase 2 of Adamstown Castle (ref. SDZ06A/3), and in August for a crèche with 7 residential units above. Construction is now well underway on both these developments.

Table 5 below gives a breakdown of residential development permitted within Adamstown Castle - December 2006.

Total no. of units permitted		580
Type of units permitted	Houses	162 (28%)
	Duplexes	299 (51.5%)
	Apartments	119 (20.5%)
Size of units permitted	1 bed	42 (7%)
	2 bed	120 (21%)
	3 bed	378 (65%)
	4 bed	40 (7%)
	5 bed	0 (0%)

In December 2006, a further planning application for 50 residential units and 4 commercial units was received. A decision on this application is due to be made in February.

Development in the Adamstown Castle Development Area is progressing rapidly and will result in a wide variety of residential types and sizes including apartments, duplexes and houses as indicated in table 5. This combined with the small local centre currently proposed, the two primary schools currently under construction and the new park laid out in 2005, mean that Adamstown Castle is well underway to becoming the first completed neighbourhood in Adamstown.



Views of Adamstown Castle

Castlethorn Construction launched the first phases of the Adamstown Castle development for sale in February 2006. The launch proved to be extremely successful and the majority of the units within the first phases of Adamstown Castle are now sold and the first new residents began moving in during October.

The Paddocks

The Paddocks development is located in the area formerly identified as Airlie Stud in the northern part of Adamstown. Following the grant of permission in 2005 (ref. SDZ05A/1) for 252 residential units, construction has progressed well and some 170 of the units are now under construction.

Table 6 below gives a breakdown of residential development permitted within the Paddocks - December 2006.

Total no. of units permitted		252
Type of units permitted	Houses	120 (48%)
	Duplexes	35 (14%)
	Apartments	97 (38%)
Size of units permitted	1 bed	0 (0%)
	2 bed	91 (36%)
	3 bed	130 (52%)
	4 bed	26 (10%)
	5 bed	5 (2%)

As with the Adamstown Castle development, The Paddocks contains a wide variety of unit types and sizes ranging from apartments, duplexes and houses.



Views of The Paddocks, currently under construction



The developers, Maplewood Construction successfully launched the first phase of The Paddocks development for sale in September 2006 and it is expected that the first residents will move in during summer 2007.

Adamstown Square (Phase 1) SDZ06A/6

Planning permission was granted to Castlethorn Construction for the first residential development within the Adamstown Square development area in July 2006. The development comprises 173 residential units consisting of 2 bedroom units and 3 bedroom units in a mixture of apartments, duplexes and townhouses ranging in height from 2-4 storeys.

Table 7 below gives a breakdown of residential development permitted within Adamstown Square.

Total no. of units permitted		173
Type of units permitted	Houses	20 (12%)
	Duplexes	128 (74%)
	Apartments	25 (14%)
Size of units permitted	1 bed	0 (0%)
	2 bed	57 (33%)
	3 bed	116 (67%)
	4 bed	0 (0%)
	5 bed	0 (0%)

Construction work commenced on the development towards the end of the summer 2006. To date construction has commenced on 40 of the units.

A planning application for a further 224 residential units and small park within Adamstown Square was submitted to the Council in December 2006. A decision on this application is due to be made in February.

Community Liaison

Effective community liaison is a key factor in the implementation of the Adamstown Planning Scheme.

The main aims of the Community Liaison Strategy continue to be to keep the local community and interested parties informed on a regular basis about progress on implementing the Planning Scheme; to provide communication channels for addressing and resolving issues & problems relating to the practical implementation of the development; and to explore & foster opportunities for the integration of the emerging community at Adamstown with the existing communities in the area.

Key aspects of community liaison over 2006 included:

- Keeping the Adamstown website up to date with regular news items including monthly reports on progress with the project on site and notice of potential service outages;
- Providing copies of planning applications submitted over the year in Lucan library to facilitate ease of inspection by local residents;
- Addressing complaints made by local residents in respect of disturbance from construction works taking place on site;
- Meeting with local community interest groups in drafting briefs for community facilities in Adamstown;
- Contributing to the information pack for new residents prepared by Castlethorn Construction;
- Preparing and circulating the first of a regular newsletter to Adamstown residents in autumn 2006;
- Investigating the future provision of community development services to Adamstown.

With the first residents moving into Adamstown in autumn 2006, community liaison has now entered a new phase. Key areas we intend to develop over the course of the next year in association with the Council's Community Department include:

- Facilitating the representation of Adamstown residents on the Adamstown Steering Group;
- Arranging the delivery of community development services to Adamstown;
- Upgrading the Adamstown website as a more effective communication tool & developing a community website.

Visitors to Adamstown

As the first Strategic Development Zone under construction in the country, Adamstown has generated significant interest both in Ireland and further afield. Over the course of 2006, the Project Team played host to a number of visiting groups of planners, engineers, students and elected members from places as diverse as Ireland, Scotland, Denmark, and Sweden.

In addition to facilitating visits, the team was involved in giving presentations to local schools on the Adamstown project and speaking at a number of conferences where Adamstown was used as an example of good practice in the development of large scale new communities.

Interview with A.C., a prospective Adamstown resident.

What type of unit have you purchased in Adamstown?

I have bought a three-bed terraced house.

When are you expecting to move in?

September 2007.

How did you hear about Adamstown?

I am currently living in Lucan and the Adamstown development is big news in the area.

What had you heard about Adamstown before you bought?

I had heard that it was a new, state of the art man-made town with the best facilities being made available as people moved in.

What finally made you decide to buy in Adamstown?

I am from Lucan, so it was an affordable house within the Lucan area which would be provided with proper community facilities. I also knew a lot of people from Lucan who were buying in the Adamstown area.

Is there a sense of community in Adamstown?

Well I haven't moved in yet, but I already know my immediate neighbours and a few other people on Castlegate Way. There is also the www.neighbourhoods.ie forum and www.adamstown.ie websites which are helpful sources of information. A lot of younger people from the Lucan area have bought in Adamstown, so this means that there is a community of people who know each other in Adamstown already.

What do you think will be the best aspect of moving into Adamstown? For me it will be continuing to reside in Lucan, the railway station and transport interchange and new schools.

Do you have any comments on what you see as the needs of the Adamstown residents over the coming year?

Information on the management company would be helpful, as would the setting up of a residents committee, a family fun day, and 'meet the neighbours' type of events would help new residents to settle in.

Did the presence of the detailed Planning Scheme reassure you about Adamstown as a place to live?

Yes, at the initial stages it is useful to know where other development will take place and when it might happen.

Adamstown Website

Since the launch of www.adamstown.ie in September 2004, our website has proven to be a very popular forum for members of the public to access information on the Adamstown. The website has proven to be a very important element of our community liaison strategy.

The website has proved invaluable in providing up to date information on all of the planning applications within the Adamstown SDZ. A monthly progress report on all planning permissions that are currently under construction, and where possible advance notice of planned service outages as a result of development works, are posted up on the website.

The Project Team is continuously developing and improving the website in order to provide the public with a high quality information service on all aspects of the Adamstown SDZ development. Early in 2007 a new look website will be launched on a more interactive and user friendly platform, resulting in an improved layout. All of the most popular items will be kept or updated in the new website.

Sections of the website which have proved most popular with the public include News Updates, Planning Applications, FAQ's and the Adamstown Planning Scheme.

Initiatives and support strategies undertaken by South Dublin County Council in 2006

While the Adamstown SDZ Planning Scheme provides a robust framework for the development of Adamstown, the Adamstown Project Team continues to support its detailed delivery and implementation by developing strategies and initiatives. A brief overview of a number of key areas of work developed over the course of 2006 is set out here.

Strategy for the delivery of Social and affordable Housing in Adamstown

The Planning Scheme requires that 15% of all homes in Adamstown should be either social and/or affordable units. While an initial draft Strategy was developed in 2005, significant work took place in 2006 in testing and analyzing the draft to ensure it will deliver both the quantity and quality of social and affordable housing envisaged by the Council. Detailed negotiations took place with the Adamstown developers on the location and type of housing required, as well as the financial aspects of its delivery and the involvement of voluntary housing associations in Adamstown. The discussions included an evaluation of the likely future specialist housing needs in Adamstown such as housing for the elderly and disabled. The initial Strategy will be refined to reflect this work to become a more relevant and robust document for future development.

In the meantime, social & affordable housing units are continuing to be identified as proposals for residential development come forward and construction work on the first social and affordable housing units in Adamstown Castle is continuing apace. Information on the release of social and affordable units will be available on the website www.adamstown.ie in due course.

Adamstown Accessibility Guide

Ensuring that the external environment at Adamstown complies with best practice in creating an accessible place is of importance to the Council. To assist in this, the Adamstown Team prepared a best practice guide on accessibility standards in public areas to provide clear guidance for developers operating in Adamstown. Drawing on current best practice in Ireland and abroad, the Guide covers matters such as street crossings, tactile paving and car parking. The team monitors work on site to ensure that appropriate measures are being delivered. A copy of the Guide will be available for viewing on the website later this year.



Disabled parking bay within Adamstown Castle area

Civic and community facilities

With plans for the new District Centre and the roll-out of other development in Adamstown at an advanced stage, the Project Team worked with other departments within the Council on preparing guidance on the layout, space standards, design and procurement of community and civic buildings in Adamstown. Such guidance was used to brief the developers and architects working on the detailed design of these buildings. Of particular relevance were the first community centre which will be located in Adamstown Castle next to the secondary school and the central civic building in the heart of the district centre which will house a public library and community meeting space. The Council is interested in ensuring that facilities provided are of good design that will allow maximum flexibility for community use over time.

The first community centre will provide four large meeting rooms, and a sports hall that will be shared with the secondary school. It is intended that this first community centre will be managed by the County Council.

The civic centre is intended to be an exciting and accessible building at the heart of the community. It will house a district library and large community meeting spaces. The Project Team and County Librarian looked at how the function and design of similar buildings is evolving in Ireland and elsewhere, in drafting the brief. Discussions on the design of the building are currently taking place with the developers and architects.

"The civic centre and library will be an open and inviting community space. It will attract and connect people with knowledge and culture(s), but also literally connect people of different cultural and social backgrounds. Libraries are recognised as being places without boundaries of class, age, wealth, religion or race; it will be a space where one can sit, read, browse, visit an exhibition or attend a reading or recital - a friendly and welcoming meeting place as well as a comprehensive source of interactive learning and information for the community using the most up to date information communications technology. It will provide a focus for individual learning for people of all ages and access to information and community networks (a 'one-stop shop' approach) and will be a gateway to arts and cultural activities."

Extract from Brief for Adamstown Civic Centre prepared by SDCC

Enterprise Centres

Over the course of 2006, the Council, along with the County Enterprise Board, Lucan 2000 and a number of 3rd level institutes, continued work on finding a suitable model for delivering the first enterprise centre in Adamstown in a more central location ahead of schedule. Good progress was made over the year and a number of potential locations were examined. It is expected that a location and delivery programme for the centre will be identified and agreed over the coming year.

Adamstown Strategic Development Zone

First Home Zone in Adamstown

The layout and design of Adamstown is designed to accommodate residents getting around by walking and cycling with wide pavements, safe crossing points, restricted traffic speeds, cycle links and cycle parking facilities provided throughout the development.

To facilitate pedestrians and cyclists further, in consultation with developers Castlethorn Construction, the Council has encouraged the provision of a Home Zone within the Adamstown Castle and Square residential areas currently under construction. Designed as an

attractive paved and landscaped boulevard, the Home Zone will enable movement by pedestrians, cyclists & a limited amount of traffic in a safe, traffic calmed environment. The Home Zone will provide a direct link from the new crèche under construction in Adamstown Castle westwards through residential areas and past the entrances to the two primary schools & future secondary school, to the district centre.

This will be one of the first purposely designed Home Zones in the country.



Plan of Home Zone area

Looking Ahead to 2007

We expect that the momentum on delivering Adamstown that has built up over the past two years, will continue over the course of 2007.

On the infrastructure front, a number of projects that have been in gestation over the past two years will be completed. The new rail station will open for business in spring providing a direct connection between Adamstown and Heuston Station, and provision for children will be highlighted with both the first primary school and crèche opening later in the year. Additionally, the Adamstown Link Road is likely to be opened to general public use by the end of 2007, providing a link to the wider primary road network.

While the completion of these elements of supporting infrastructure is exciting, work will continue on bringing forward other infrastructure required for later phases of development. In particular, the planning application for the secondary school and first community centre is expected to be submitted early in 2007, and it is likely that significant progress will be made in bringing forward Tandy's Lane Park which will be the first large park in Adamstown.

On the commercial development front, 2007 will see a planning application submitted for the first phase of the Adamstown District Centre. This exciting centre has been the source of significant masterplanning and design work over the past year and will provide a heart to Adamstown. More than just a shopping area, the Centre will provide civic amenities including a library and health centre, leisure facilities including a cinema and leisure centre and pool, and residential development, all adding up to a vibrant and lively centre.

It is likely that 2007 will see the substantial completion of the first residential neighbourhood, Adamstown Castle. It is anticipated that the first residents will move into The Paddocks in the northern part of Adamstown in spring/summer 2007. The focus for further residential development is likely to be in phase 2 of The Paddocks and Adamstown Square close to the District Centre.

Working with the Adamstown developers during 2006

The delivery of the majority of development and infrastructure at Adamstown will be undertaken by private developers. The three main developers who own land at Adamstown and are currently engaged in bringing forward the project are:

- Castlethorn Construction
- Maplewood Homes
- Tierra Ltd

The developers have formed a consortium known as Chartridge Developments Ltd to undertake delivery of the major items of supporting infrastructure required under the terms of the Adamstown Planning Scheme.

Adamstown Public Realm Design Guide

Towards the end of 2005 the Adamstown developers commissioned the consultants 'Camlin Lonsdale' to develop an Adamstown public realm design guide to ensure a high quality interesting public realm is achieved throughout Adamstown.

The Adamstown Design Guide was completed during 2006 and should prove a valuable tool in achieving a well designed coherent public realm throughout Adamstown.

Adamstown District Centre Design Guide

District Centre Design Guide

During 2006 the renowned urban designer David Prichard and his team at Metropolitan Workshop finalised the District Centre Design Guide on behalf of the Adamstown Developers.

The developers have now appointed a range of Architects to carry out further detailed design work on separate areas and elements within the Adamstown District Centre. Design work is at an advanced and the first planning application for retail / commercial development within the Adamstown District Centre is expected in Spring 2007.

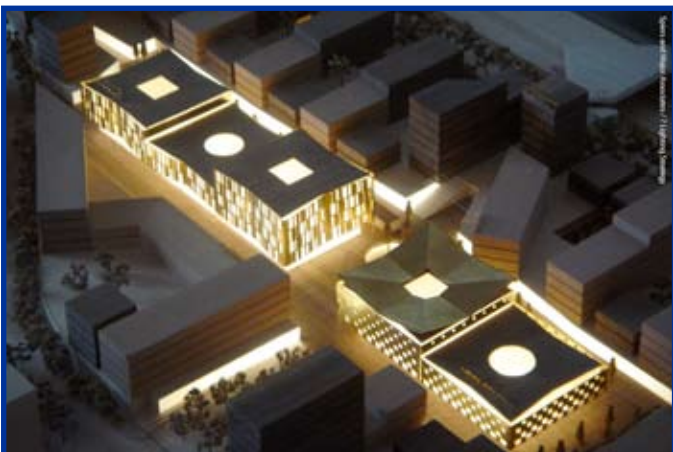


Image of Adamstown District Centre from the District Centre Design Guide

Adamstown 2006 – The Developers' Perspective

2006 was a very busy and productive year from the developers' perspective. The highlight of the year was the very positive market response received during the Spring and Autumn sales launches of the first new homes at Adamstown.

In excess of 600 homes were sold in the Spring and 200 homes sold in Autumn. Purchasers responded very favourably to both the high quality designs of the new housing schemes and the underlying commitment of the SDZ process to deliver infrastructure in tandem with housing, both of which set Adamstown apart from other new developments in the Dublin region.

The exceptional sales results were a testimony to the two years of intensive infrastructure development works, which have occurred at Adamstown to date. Among these has been the completion this year of the Newcastle Road improvement works, which has led to a much welcomed driving experience on the Newcastle Road

The completion of the Adamstown Link Road as a haul road was another significant infrastructure completion this year, offering construction traffic a direct link to the Outer-Ring Road, independent of the local roads network.

Another well received infrastructure milestone in 2006 was the turning of the sod on the first Primary School project. Over 100 residents occupied their new homes by the end of 2006 and many of these have already enrolled their children for the new primary school commencement in September 2007.

New residential occupations were also marked by the arrival of the first bus service at Adamstown, which commenced earlier in the year. Work also progressed well on the new train station project during 2006 and positive developments on the station project culminated in the publication in December of the 2007 Rail Timetable, which scheduled the service commencement date for the new Adamstown Station for April 2007.

- Castlethorn Construction and Maplewood Homes



Adamstown Fact Sheet and Useful Contacts

- When will the Adamstown rail station open?**

The Adamstown SDZ Planning Scheme requires that no more than 1000 dwellings can be developed before the Adamstown Rail Station and surface park and ride car park are provided to a basic operational standard. To meet this requirement the Adamstown Railway Station and park and ride facility will be operational from 10th April 2007 and the current proposals from Iarnród Éireann is to provide initial service levels of 5 trains in the AM peak and 4 trains in the PM peak.

AM	Adamstown / Heuston
Weekdays	(Mon-Sat)
Depart	7.04 7.28 7.59 8.29 9.04
PM	Heuston / Adamstown
Weekdays	(Mon-Sat)
Depart	16.05 17.18 18.05 18.50

Extract taken from Iarnród Éireann Rail Timetable for 2007 (www.irishrail.ie)

- Is there a bus service to and from Adamstown?**

There is currently a bus service serving the Adamstown Castle development. The current commuter service has been put in place to serve the early demand generated by the current residents within Adamstown Castle. The Adamstown SDZ Planning Scheme requires that two QBCs (one east-west and one north-south from the Adamstown District Centre) are provided within Adamstown. Works are well advanced on the Adamstown Link Road and it is expected that the east-west QBC will be delivered towards the end of 2007.

AM	Adamstown / Heuston
0710	Adamstown, City Centre, Waterloo Road, Belfield.
0735	Adamstown, City Centre, Waterloo Road.
0755	Adamstown, City Centre, Waterloo Road, Belfield.
PM	Heuston / Adamstown
1705	Waterloo Road, City Centre, Adamstown.
1800	(Pearse Street) City Centre, Adamstown.

Extract taken from Dublin Bus Timetable for 2007 (www.dublinbus.ie)

- When will the first schools be opened in Adamstown?**

Planning permission was granted for two primary schools within the Adamstown Castle Development area under planning ref: SDZ06A/2 on the 2 June 2006. Construction work has commenced on site and the first primary school is planned to be completed and opened in September 2007.

- When will the first crèche be opened in Adamstown?**

Planning permission was granted for a crèche facility within the Adamstown Castle Development area under planning ref: SDZ06A/7 on the 22 August 2006. Construction has commenced on site and the crèche is expected to be completed and available by Autumn 2007.

- When will the first Social and Affordable housing be delivered in Adamstown?**

At least 15% of all homes built in Adamstown must be provided as social and/or affordable units. These units will be distributed throughout the Adamstown area. The first social affordable units are scheduled for completion by the end of 2007.

- What will be the postal code for Adamstown?**

Adamstown will be part of the County Dublin postal code area.

Want to find out more about the Adamstown Development or check on its progress?

Visit the Adamstown Website at www.adamstown.ie

Contact the **Adamstown Project Team** at
South Dublin County Council - The Planning Department, County Hall, Tallaght, Dublin 24.

Phone - 01 4149000

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