

Adamstown Strategic Development Zone

Annual Report 2009



Adamstown

Welcome

Welcome to the sixth annual report 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 2009 in implementing the Adamstown Planning Scheme. Previous Annual Reports can be viewed or downloaded on our website www.adamstown.ie.

Opening Statement

During 2009 the focus has been on delivering key elements of strategic infrastructure and facilities in Adamstown and on completing development in the Castlegate and The Paddocks areas.

Although the pace of new residential commencements has moderated due to external economic factors, 168 new homes were occupied in Adamstown in 2009.

A number of key infrastructure elements were delivered in 2009. Adamstown Community College (Secondary School) and a Londis convenience store opened in September 2009. A major upgrade of storm water drainage infrastructure in the vicinity of Tobermaclugh Stream and Tubber Lane commenced in October 2008 and is almost completed. South Dublin County Council with the support of the National Transport Authority launched Smarter Travel Adamstown, a sustainable travel programme, in May 2009. South Dublin County Council also completed the Adamstown Street Design Guide, a support strategy that supplements street design standards contained within the Planning Scheme, in December 2009.

Community work continued in Adamstown throughout 2009, with a large number of events and initiatives.

The focus for 2010 is likely to be on delivering new housing, based on market demand and initiating the first phase of Adamstown District Centre as well as progressing the first Community Centre and a Sports and Leisure Centre.

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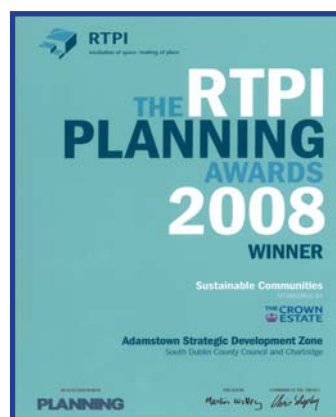
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Highlights

Royal Town Planning Institute (RTPI) Planning Awards

Adamstown received a major Town Planning Award from the Royal Town Planning Institute (RTPI) in February 2009. The award was presented in the Sustainable Communities Category, for the creation of sustainable, mixed-use developments that balance and integrate the social, economic, environmental and resource needs of the community.

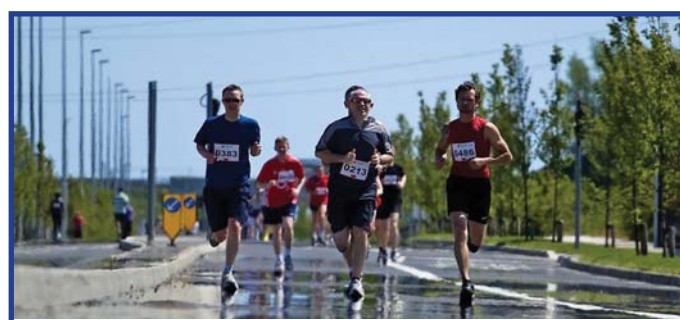
The RTPI Judges reported that “the design and layout of Adamstown delivers an attractive ‘modern vernacular’ incorporating, despite the greenfield location, the key features of a sustainable community.”



RTPI Award Certificate, 2009

Adamstown Road Race

The inaugural Adamstown Community Road Race took place on Sunday 24th May 2009. The road race was the largest community event in Adamstown to date with approximately 500 runners and hundreds of spectators. [For more information see page 4.](#)



Road Race 2009

Adamstown Community College

Adamstown Community College, the Adamstown Secondary School opened in September 2009. The school is run by County Dublin VEC and has capacity for up to 1,000 students. [For more information see page 6.](#)

SDZ Project Management

South Dublin County Council is the Development Agency for the Adamstown SDZ. The Development Agency is responsible for overseeing the implementation of the SDZ. South Dublin County Council has established a Steering Group and a Project Implementation Team to facilitate the ongoing monitoring, evaluation and implementation of the SDZ.

Adamstown Steering Group

The Adamstown Steering Group met twice in 2009 to review and monitor the implementation of the Adamstown Planning Scheme.

The Steering Group is comprised of Elected Members, officers of the Local Authority and Development Agency together with representatives of relevant statutory agencies and Government Departments; including Dublin Bus, Iarnrod Eireann, the Department of Education and Science and the Health Service Executive.

Minutes of the Adamstown Steering Group meetings can be viewed on www.adamstown.ie.

Adamstown Project Team

The Adamstown SDZ Project Team is responsible for inter alia overseeing and monitoring the implementation of the Adamstown Planning Scheme. The team is responsible for promoting development that is consistent with the Planning Scheme, for monitoring development on site and for working with the Adamstown Developers to ensure design solutions that will make Adamstown a safe and attractive place to live, work or visit. Representatives of the team visit the site 2-3 times weekly to monitor development. A monthly progress report is also posted on the Adamstown website www.adamstown.ie.



Adamstown Project Team (L-R): Grainne Mc Connell - Assistant Planner, Derek Taylor - Project Technician, Paul Hogan, Project Manager, Karen Kenny - Project Planner and Mary Dimas Executive Planner.

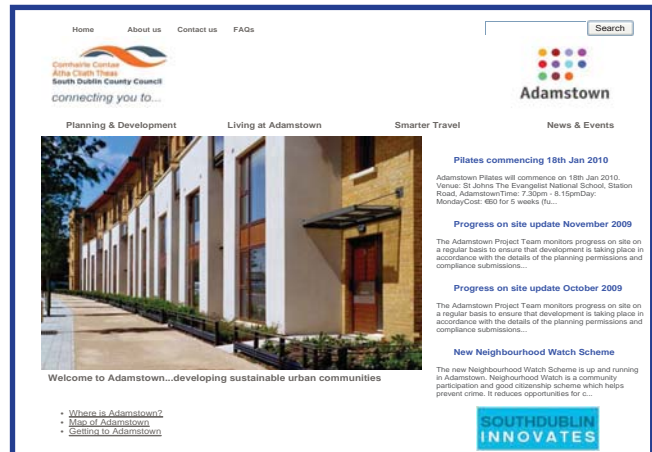
The Project Team is available to answer general queries in relation to the Adamstown SDZ by telephone on (01)4149000 or by email via the adamstown website.

Project Team Community Liaison

During the course of 2009 the Adamstown Project Team has continued to liaise with the Adamstown Community and with other key stakeholders.

Adamstown website

The Adamstown website www.adamstown.ie is an important link to residents, to adjacent communities, stakeholders and to others with an interest in the development.



Adamstown Website Page

The Project Team updates the website on an ongoing basis. Information on the website is divided into the categories of Planning and Development; Living in Adamstown; Smarter Travel; and News and Events. Regular updates include a monthly development progress update, planning application updates, new publications and details of community events.

During 2009 the website had approximately 106,488 hits.

Tours

The Project Team hosted a number of professional tours in Adamstown during 2009. Groups that visited Adamstown in 2009 included local authorities from Ireland, the UK and Central Europe, student groups and professional bodies such as the Commission for Architecture and the Built Environment (CABE), the Irish Planning Institute (IPI) and the Royal Town Planning Institute. The tours provide an excellent opportunity to share information about Adamstown.

Newsletter

A newsletter was circulated to Adamstown Residents in Spring 2009. The Newsletter coincided with the launch of the new Adamstown website. Future newsletters will be uploaded to the website www.adamstown.ie and it is not intended to distribute paper copies to households in the future for environmental reasons.

The New Adamstown Community

Occupations During 2009

By the end of 2009 there were approximately 1100 homes occupied in Adamstown. 168 of these were occupied in 2009. While this does represent a more modest rate of occupation on previous years, the rate of occupation remains strong relative to other developments in the Dublin Area and ensures that the Adamstown community will continue to grow.

Occupations in 2009 took place in Adamstown Castle, Adamstown Square and The Paddocks areas. There is a progress update on the delivery of residential development, in each development area, later in this Annual Report.

Community Liaison

Community Development is a fundamental aspect of the development of Adamstown as a place. South Dublin County Council is committed to working with the emerging community in Adamstown to facilitate the growth of community networks and to empower new residents to take an active role in their community.

Andrea Doyne, the South Dublin County Council Adamstown Community Development Officer, has continued to engage with emerging communities in Adamstown, with the Adamstown Developers, with the Adamstown Schools and with other key stakeholders during 2009.



Andrea Doyne, Community Development Officer

Andrea can be contacted by telephone on (01) 4149000 or by email: adoyne@sdblincoco.ie. Information on events and activities can be viewed on the Adamstown website www.adamstown.ie.

Community Highlights

The Adamstown Road Race

The inaugural Adamstown Road Race took place on Sunday 24th May 2009. The race provided the focus for the biggest community event in Adamstown to date. Hundreds of people came out to cheer on the athletes in the summer sunshine and stayed on into the evening to enjoy race day family entertainment. The day was a huge success with over 500 participants entering in the main race. Jerry Kiernan, former Olympian, started the Race and Setanta TV was on hand to capture the day's events.

The main race was preceded by a juvenile race, with over 100 children completing the shorter juvenile course. The Race was organised by the Adamstown Community Partnership in association with Celtic CDH. Proceeds from the race totalling €6,000 went to the Adamstown Primary Schools.



Adamstown Road Race, 2009

Cultural Day in Adamstown

The Parents Association of the Adamstown Educate Together National School hosted a Cultural Day, on 7th June 2009. Adamstown's cultural diversity was celebrated with those attending bringing their native food for others to sample. The children from Adamstown Educate Together provided entertainment, expressing many of their cultural traditions through costumes, dance, drama, song or poetry. Owing to the success of the event, it is hoped to have a Cultural Day on an annual basis.



Traditional dances performed at Culture Day 2009

Adamstown Summer Project

South Dublin County Council established the first summer camp in Adamstown in 2009, which ran between 20th and 24th July. The camps provide a week of supervised activities for children during the summer holidays. Volunteers with appropriate skills were sought from within the community to run the camps and were given special training on leadership and child protection. Activities during the week included Arts and Crafts, Swimming, Basketball and GAA. The first camp was very successful with a total of 56 children attending.

The New Adamstown Community

Adamstown Christmas Party

The 3rd annual Christmas party took place on Saturday 12th December in St. John the Evangelist National School. The Christmas Party Committee includes Andrea Doyne, SDCC Community Worker and Adamstown residents. This year's event was very successful with approximately 300 children and families visiting Santa.

Adamstown Community Networks

A network of sporting clubs have emerged in Adamstown. Established clubs include Adamstown Cricket, Cycling, Football (Soccer) and GAA Clubs. Other initiatives that were established by the community in Adamstown in 2009 include Neighbourhood Watch and an Adamstown Walking Group. The Adamstown Primary schools facilitate classes by private interests on evenings and weekends. Classes include Pilates, Tae Kwon-Do, Baby Massage, Irish Dancing and Indoor Cycling.

Adamstown Partnership

Adamstown Partnership was established in 2007, as a forum for Community Stakeholders in Adamstown. The Partnership facilitates co-operation between key stakeholders and supports community events such as the Adamstown Community Road Race and Christmas and Halloween events.

Adamstown Partnership met 4 times during 2009. Contributors during 2009 included South Dublin County Council Community and Planning Departments, the Adamstown Developers and representatives of the Adamstown Schools, Churches, Gardai, Management Agents and Sports Clubs.

Smarter Travel Adamstown

South Dublin County Council with the support of the National Transport Authority (NTA) and the Adamstown developers launched Smarter Travel Adamstown, a sustainable travel programme in May 2009. Smarter Travel Adamstown is an ongoing programme to promote sustainable travel, through initiatives, such as travel events, challenges and direct contact. During 2009 the travel team developed a web link on www.adamstown.ie and travel resources, such as travel maps and route planner stickers. The team also worked directly with residents, sales agents and the Adamstown schools to promote sustainable travel. The Adamstown Personalised Travel Planning pilot was the most significant initiative in 2009.



Personalised Travel Planning (PTP) Pilot

The primary objective of the PTP pilot is to increase awareness of non car based travel options in Adamstown and to achieve a modal shift to more sustainable modes, through face to face contact.

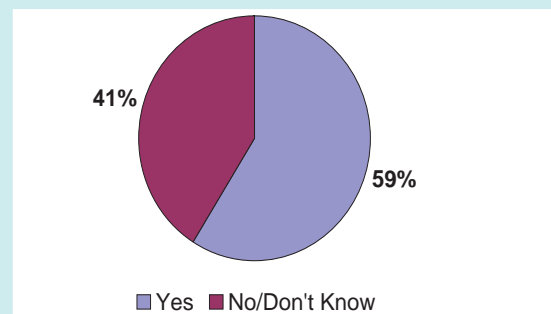
Members of the Smarter Travel Adamstown team called to over 800 households in 2009 to offer travel advice. The travel team had conversations with 275 residents and provided tailored information, resources and incentives. The Team called back to participants in late 2009 to get feedback on the initiative. 59% of respondents reported an increased use of sustainable modes following contact and overall 81 percent reported that they benefited from receiving personalised travel advice.



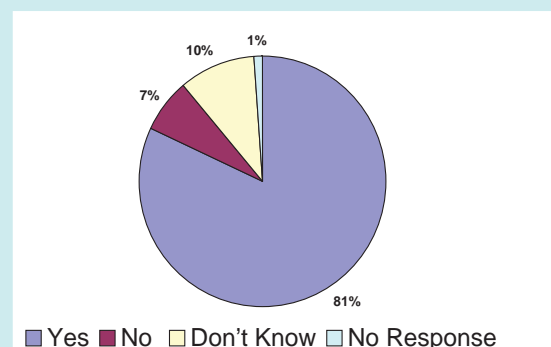
Smarter Travel Webpage

The Adamstown pilot is the first example of PTP in Ireland and is a response to a demand identified through the Adamstown Household Survey, 2008. A full report on the Personalised Travel Planning pilot will be available in March 2009.

Respondents who reported increased use of sustainable modes, e.g walking, cycling, bus, train, car sharing



Respondents who have benefited from taking part in the Smarter Travel programme



Schools and Community Facilities

The Adamstown Castle Schools and Leisure Campus will provide a focus for education and leisure uses within the southern area of Adamstown. The campus currently contains two primary schools and a secondary school.



Facilities and Services in Adamstown

Adamstown Primary School

There are two 16 classroom primary school buildings in Adamstown at present, the Adamstown Castle Educate Together National School with approx 120 pupils and the St. John the Evangelist National School, which has approx 210 pupils.

Contact Adamstown Castle Educate Together National School by phone on 01 6540088 or at www.educatetogether.ie.

Contact St John The Evangelist Adamstown National School by phone on 087 7535735.



Adamstown Primary Schools

Adamstown Secondary School

Adamstown Community College opened in September 2009. The school has capacity for up to 1,000 students and currently accommodates 80 first year students from the Adamstown, Lucan and Clondalkin areas. The school will grow over 5 years to accommodate all classes.

Contact: Adamstown Community College by phone - 01 654 0348/0954; email - info.adamstown@codubvec.ie or web address www.adamstowncc.ie

Community Centre

Planning permission was granted to the Adamstown Developers in December 2007 for the first Adamstown Community Centre. The approved centre has a floor area of 1500sq.m and incorporates a multipurpose gym. The Adamstown Developers initially planned to deliver the Community Centre in September 2009.

Leisure Facility

Planning permission was granted to Castlethorn Construction in March 2008, for a three storey Sports and Leisure Building. The building incorporates a swimming pool, gymnasium and all weather playing pitches. Castlethorn Construction is in negotiations with potential operators and hopes to commence construction once a suitable operator is found.

Crèches

Giraffe Childcare opened in Adamstown in June 2008, adjacent to the Adamstown Primary Schools. The facility can accommodate up to 100 children aged 3 months to 5 years. Programmes offered include full day care, morning and afternoon pick up and drop offs and after school care. Giraffe Childcare will also operate the National Governments Early Child Care & Education Scheme (ECCE).

Planning Permission has been granted for three additional childcare facilities, within the St. Helen's, The Paddocks and District Centre areas.

Contact Giraffe Childcare Adamstown by phone on 01 2833500 or see www.giraffe.ie.

Parks

A landscape design competition was commissioned for two of the major parks in Adamstown in 2007 – Tandy's Lane Park and Airlie Park. The parks will accommodate a range of active leisure facilities, including playing pitches, tennis courts and play grounds.

While no planning applications have been received for the Parks to date, design work is ongoing and it is likely that Tandy's Lane Park will be delivered first, in SDZ Phase 4 (2,601-3,400).

As an interim measure, the Adamstown Developers are constructing temporary playing pitches in Adamstown, pending the completion of the public parks. The pitches will be managed by Chartridge Construction Ltd and will be made available to qualifying clubs and schools, until such time as alternative facilities are in place, based on shared use and a seasonal license.

Sentinel Building – First Retail Units

The Adamstown Castle Sentinel Building is a mixed use building, located at the junction of Adamstown Avenue and Station Road. The Sentinel Building comprises 4 retail units. In September 2009, a Londis convenience store opened in the Sentinel Building. The adjoining café is expected to open in 2010.



Londis, Adamstown

Transport

Rail Services

Adamstown Railway Station opened in April 2007 and is located on the Dublin - Kildare rail line.

Iarnrod Eireann Rail Timetables for 2010 schedule a total of 17 out bound and 15 inbound trains stopping at Adamstown on weekdays. Five trains operate between Adamstown and Heuston Station in the morning peak hours (7am to 9am) and four trains operate between Heuston Station and Adamstown in the evening peak hours (4pm to 7pm). The journey time between Adamstown and Heuston Station is approximately 15 minutes.

The Kildare Route Upgrade - a major upgrade of the line between Hazelhatch and Heuston Station - was completed during 2009.



Cycle facilities at the Adamstown Train Station

Bus Routes in Adamstown

151 Bus Route

The 151 route operates between Adamstown and the Dublin Docklands. This is an essential transport link to major employment centres, hospitals, third-level education institutions and to the wider public transport network. The service operates every 10 minutes on weekdays and every 15-20 minutes on the weekends.



Adamstown Railway Station



151 Bus in City Centre

AM peak	Adamstown / Heuston
Weekdays Depart	(Mon-Sat) 7.04 7.29 7.59 8.14 9.13
PM peak	Heuston / Adamstown
Weekdays Depart	(Mon-Sat) 16.05 17.15 18.05 19.15

Extract taken from Iarnrod Eireann timetable for 2010

Further information on Iarnrod Eireann Train services are available on www.irishrail.ie; by calling the Iarnrod Eireann Information Line on 1850 366222, 09.00hrs to 17.00hrs, Monday to Saturday, excluding Public Holidays, or by calling the 24 Hour Talking Timetable on 1890 778899.

Park and Ride

There is a temporary car Park and Ride facility 200 metres to the west of Adamstown Train Station. Commuter parking at the Park and Ride is now operating free of charge. There are also a number of secure bicycle lockers available at the park and ride facility as well the covered cycle spaces provided adjacent to the main entrance to the train station.

The 151 starts at Adamstown Train Station, it diverts onto the R120 Newcastle Road and along Griffeen Avenue before diverting back onto the Outer Ring Road. The route continues to Grange Castle Business Park, Nangor Road (inc. Clondalkin), Naas Road (inc. Kylemore LUAS Stop), Long Mile Road, Crumlin (The Children's Hospital), Dolphins Barn, Cork Street (Coombe Women's Hospital), Christchurch, O'Connell Bridge and the new Docklands Station.

151 Bus Route	Adamstown / Docklands
Weekdays Depart AM	(Mon-Fri) 6.00 6.15 6.30 6.45 6.55 (every 10 mins thereafter until 19.05)
Docklands / Adamstown	
Weekdays Depart PM	(Mon-Fri) (every 15 mins until 19.00) 19.20 19.40 20.00 20.20

Extract taken from Dublin Bus timetable for 2010

Tallaght Town Centre is accessible through interchange between the 151 route and the Red Line LUAS at Naas Road. The LUAS Kylemore stop is a 5 minute walk. This journey takes approximately 40 minutes from the bus stop.

Transport

25X Bus Route

The 25X services runs from Adamstown to Belfield via Dublin City Centre. The service is an express commuter route with fewer set-down and pick-up points than a standard bus route. Bus shelters are provided in Adamstown Castle and along the Newcastle Road to facilitate the service.

25X Bus Route Adamstown / Docklands	
Weekdays	(Mon-Fri)
Depart AM	To Belfield 07.10, 07.55 To Waterloo Rd 07.35
Docklands / Adamstown	
Weekdays	(Mon-Fri)
Depart PM	From Pearse Street 18.00 From Waterloo Road 17.00

Extract taken from Dublin Bus timetable for 2010

Further information on Dublin Bus services to Adamstown are available on www.dublinbus.ie or by calling Dublin Bus Customer Service on (01) 8734222

Other Local Bus Services

25A Bus Route

The 25A Bus Route operates between Esker Church, opposite Superquinn and Pearse Street in the City Centre. The journey time between Esker Church and Pearse Street is approximately 40 minutes.

25 Bus Route

The 25 Bus Route operates between Dodsboro Road, just west of The Paddocks and Pearse Street in the City Centre, via Lucan Village. The journey time to Pearse Street is approximately 40 minutes.

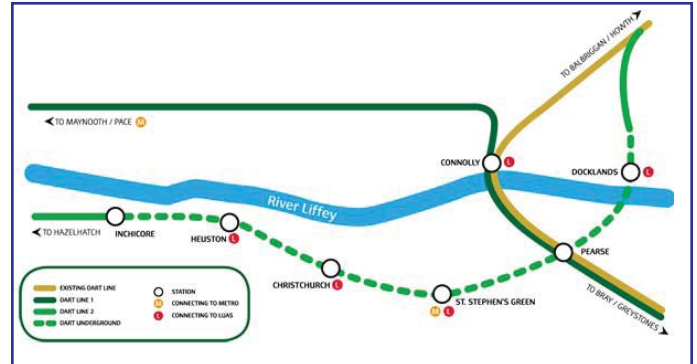
25N Bus Route

The 25N Nitelink Route operates between Westmoreland Street and Lucan Dodsboro on Friday and Saturday nights running every 30 minutes from 12 midnight to 4am.

Transport News in the Area

The Railway Procurement Agency (RPA) announced a preferred route for LUAS Line F, Lucan LUAS in October 2008. The preferred route terminates in Griffeen Park, close to Esker Church and Superquinn. For details of LUAS Line F see the RPA web site www.rpa.ie.

South Dublin County Council and the National Roads Authority (NRA) completed the upgrade of the N4 Lucan Bypass, to the north of Adamstown in mid 2009. The upgrade works included an upgrade and widening of the existing carriageway and a new grade separated junction at the R120/Newcastle Road junction.

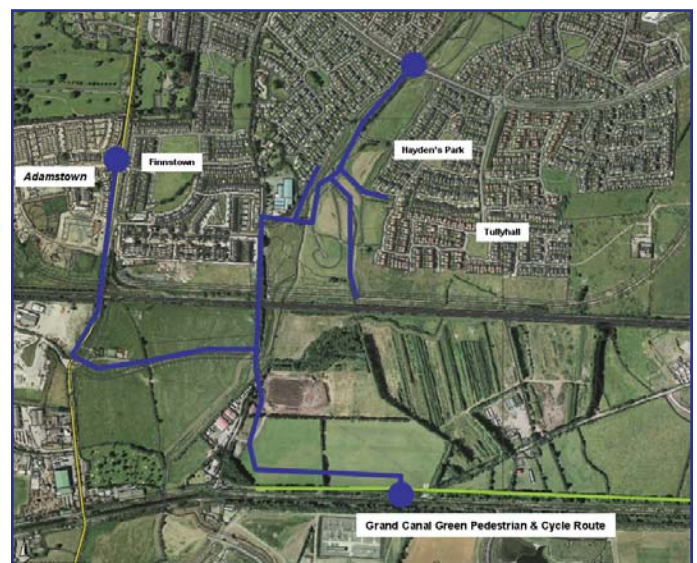


DART interconnector

During 2009, Iarnród Éireann commenced work on a Railway Order for the proposed Docklands to Inchicore Interconnector - a new underground DART line between Inchicore and Docklands via Heuston Station, Christchurch and St Stephens Green. The DART underground would dramatically increase frequency and capacity for services on the Kildare line and fully integrate rail networks in the Greater Dublin area. Further information on DART underground can be found on the Irish Rail web site www.irishrail.ie.

Adamstown Green Pedestrian and Cycle Route

During 2009, South Dublin County Council, with the support of the Department of Transport's Smarter Travel programme, commenced a new Green Pedestrian and Cycle Route from Adamstown to the existing Grand Canal Green Route. The construction works along a proposed pedestrian cycle route will include the provision of cycle lanes, CCTV and public lighting. A new crossing will be required over Grand Canal to access the Green Route. Two options are being considered, Option A, an openable bridge at Canal level, and Option B an over bridge set above the Canal.



Adamstown and South Lucan Green Pedestrian and Cycle Route

Upon completion, the route will provide a direct link between 12th Lock Road at Grange Castle and Dublin City Centre. Construction works are expected to be completed during 2010.

Infrastructure Progress

Progress on Infrastructure to Date

The timely delivery of supporting infrastructure to serve the new development at Adamstown is one of the key principles of the Adamstown SDZ Planning Scheme. The Planning Scheme sets out a phasing plan that clearly identifies the infrastructure required in tandem with each of the 13 phases of residential development within Adamstown. In 2009, there was significant progress in the delivery of a number of key infrastructure elements.

Infrastructure requirements for Phase 1a and Phase 1b, are now completed. The table below updates on the delivery of infrastructure required for phases 2-4.

Tobermaclugg Pump Station

During 2009 works were completed on the delivery of the Tobermaclugg Pump Station. The pump station has now been fully commissioned.

Tobermaclugg Stream Upgrade

A major upgrade of storm water drainage infrastructure in the vicinity of Tobermaclugg Stream was substantially completed during 2009. The works will facilitate storm water drainage from the Adamstown SDZ and will also alleviate the occasional flooding problem in the vicinity of Tubber Lane, junction at the R120/Newcastle Road junction.

Phase	Planning Scheme requirements	Progress on delivery in 2009
Phase 2 1001 – 1800 dwellings	Loop Road 1 – existing eastern section of Tandy's Lane is subject to alternative access arrangements.	Completed to haul road standard early 2008.
	Link Road to the rear of existing Superquinn shopping centre.	Planning permission granted. Construction work not yet commenced.
	Adamstown Station access road adjoining the Dublin – Kildare railway line as a haul road	The eastern section of the station access road has been completed.
	Works to upgrade the existing Lucan- Esker and Lucan Low level pump stations	Works completed
	Construction of either a Secondary School or the first Primary School	First primary school opened 2007. Second primary school opened 2008. Secondary School opened 2009.
	Community Centre 1.	Planning permission granted. Construction work scheduled to commence early 2010.
	Provision of surface water drainage works 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.
	Provision of both sides of the Adamstown Link Road including a two-way dedicated busway	Completed and opened to public.
	QBC busway on Main Station Access Road	Initial section has been completed.
Phase 3 1801 – 2600 dwellings (Cont'd next page)	District Centre busway loop road adjoining Adamstown Station	Planning permission granted. Construction work not yet commenced.
	Station access road adjoining the Dublin – Kildare railway line	Eastern section of station access road completed.
	Eastern section of the Loop Road around the Adamstown District Centre	Constructed to haul road standard.
	Construction of leisure centre, swimming pool & all-weather pitch	Planning permission granted. Construction work not yet commenced.
	Northern Section of Loop Road 2 to replace western section of Tandy's Lane.	Initial section constructed. Construction work has not yet commenced on remaining section.
	Part of the northern section of Loop Road 3 as a haul road to facilitate the construction of the Tobermaclugg Pumping Station.	Initial section permitted .Construction work has not yet commenced.
	Tobermaclugg Pumping Station	Tobermaclugg Pump Station completed 2009.

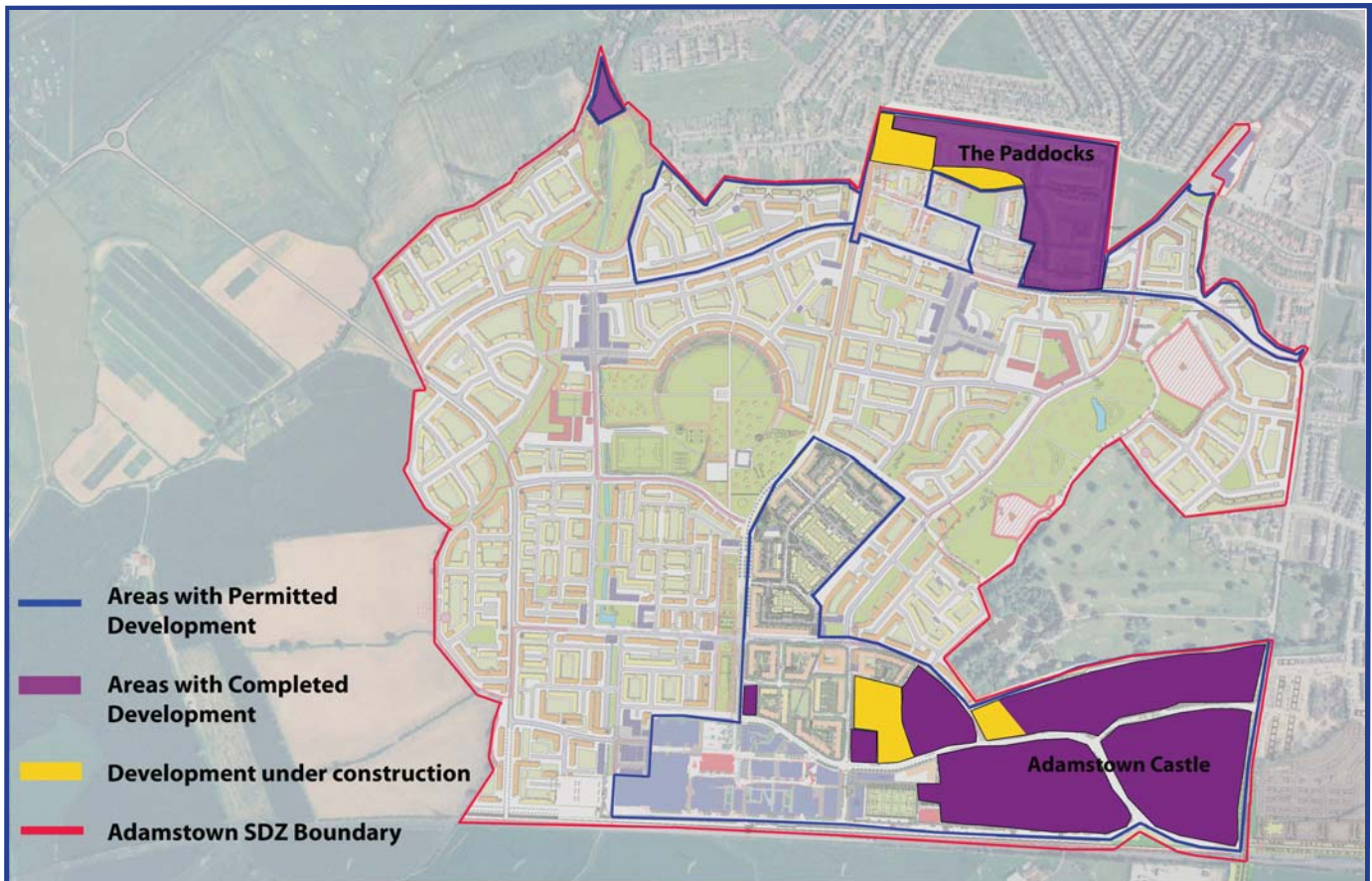
Infrastructure Progress

Phase	Planning Scheme requirements	Progress on delivery in 2008
Phase 4 2601 – 3400 dwellings	Works to upgrade Tobermaclugg Stream between the SDZ lands and the N4 including the upgrade of Tubber Lane surface water drain.	Tobermaclugg Stream upgrade works substantially completed 2009.
	Development of first phase of Adamstown District Centre Phase to include 3000 sq.m. of retail floorspace	Planning permission granted. Construction work not yet commenced.
	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.
	Construction of post primary school with a minimum of 12no. classrooms of permanent construction	Secondary School completed September 2009.
	Tandy's Lane Park	Pre planning consultation on going.
	Community Centre 3	Community provision currently under discussion with developers.
	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.
	New junction on the R403 Celbridge Road	No update
	Both the Celbridge Link Road and the northern section of Loop Road 3 as haul roads	No update
	Loop Road 2 (Adamstown Boulevard) as QBC route	No update
	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.

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

Phase	Planning Scheme requirements	Progress on delivery in 2008
Phase 5 3401 –4200 dwellings	District Centre Loop Rd West of Adamstown Station	Permitted. Construction work not yet commenced.
	Doubling of the Dublin / Kildare railway line as part of KRP – to accommodate min 2000 peak hour direction trips serving Adamstown	Doubling of Dublin / Kildare route completed. No increase in services to date.
Phase 6 4201 – 5000 dwellings	Adamstown District Centre Phase 2	Planning permission granted. Construction work not yet commenced.
	Central Boulevard Urban Park	Number of pre-planning meetings have taken place in relation to first phase of Central Boulevard Park. No planning application lodged to date.
	Airlie Park	Number of pre-planning meeting have taken place in relation to Airlie Park. No planning application lodged to date.

Planning Applications submitted as of December 2009



SDZ Map showing location of all Planning Applications permitted to date December 2009

Planning Applications 2009

During the course of 2009, 4 planning applications were submitted on lands within the Adamstown SDZ. Two applications for satellite dishes were deemed invalid. The planning applications related to minor infrastructural items. There were no planning applications for housing or commercial developments in 2009.

SDZ09A/0001

Permission granted for temporary works to Adamstown Drive, pending full completion of the roadway. The proposed temporary works consist of the provision of a shared cycleway and footpath on the northern road edge and on/off road cycleway on the southern road edge, between the R120 (Newcastle Road) junction and The Paddocks, associated signage. Permission was granted for a period of 3 years.



Aerial View of the Paddocks

SDZ9A/0004

Permission granted for a temporary car park of 36 spaces, as a replacement for temporary teacher car parking permitted within the school and community centre site under SDZ07A/002.



Aerial View of Adamstown Castle

All planning applications relating to Adamstown can be viewed on the Council's website www.sdcc.ie and on the Adamstown website www.adamstown.ie.

Overview of Residential Development to the end of December 2009

Residential activity during 2009 has remained focussed within the Adamstown Castle and Adamstown Square Development Areas situated in the southern area of Adamstown, and the Airlie Stud (Paddocks) Development Area in the northern area of Adamstown.

While the rate of occupations moderated in 2009, there were still a good number of new occupations during the year. Although no new planning applications for residential development were submitted in 2009 the overall number of residential units permitted to date remains at 3,430 units, representing almost one third (31%) of the total residential units (10,150) that are permissible within the Adamstown SDZ lands.

Southern Section of Adamstown

The largest concentration of residential development to date has occurred within the Adamstown Castle and Adamstown Square development areas, located within the southern section of the Adamstown SDZ lands.

Summary of Residential Development permitted to date in Adamstown Castle Development Area	Residential units permitted
Adamstown Castle	630

Summary of Residential Development permitted to date in Adamstown Square Development Area	Residential units permitted
Adamstown Square	803

Summary of Residential Development within the Southern section of Adamstown SDZ lands			
Units Granted	Units currently under construction	Units externally completed (at final snagging stage)	Units Occupied
1433	64	151	793



View of Adamstown Castle development

Northern Section of Adamstown

The main focus of residential development to date within the northern section of Adamstown has been within the Airlie Stud 'The Paddocks' Development Area.

Airlie Stud 'The Paddocks' Development Area

There are currently three planning permissions relating to the Airlie Stud Development Area, comprising 518 residential units and a childcare facility.

Summary of Residential Development permitted to date in The Paddocks (Airlie Stud) Development Area	Residential units permitted
The Paddocks	516

Summary of Residential Development to date in Airlie Stud Development Area			
Units Granted	Units currently under construction	Units externally completed (at final snagging stage)	Units Occupied
516	13	34	304



View of Airlie Stud 'The Paddocks' development

There are two further planning permissions granted for residential development within the northern section of Adamstown. One within the Somerton Development Area located in the north east of the Adamstown SDZ lands and one within the Tobermaclugg Development Area located in the north west of the Adamstown SDZ lands.

Overview of Residential Development to the end of December 2009

Development has not yet commenced on either of these two developments.

Summary of Residential Development permitted to date in Somerton and Tobermaclugg Development Area	Residential units permitted
Somerton	192
Tobermaclugg	316

Total Residential development within Adamstown

Summary of total Residential Development to date in Adamstown SDZ Development Area			
Units Granted	Units currently under construction	Units externally completed (at final snagging stage)	Units Occupied
3428	77	205	1097

Total No. Units permitted		3428
Type of units permitted	Houses	781 (23%)
	Duplex	1277 (37%)
	Apartments	1371 (40%)
Size of units permitted	1 bed	173 (5%)
	2 bed	1395 (41%)
	3 bed	1670 (49%)
	4 bed	185 (5%)
	5 bed	5 (0.2%)

Table 1. Overview of types of residential development at the end of December 2009

To date there have been a wide range of residential unit types and sizes permitted throughout the Adamstown development. This diversity will allow residents to choose from a variety of unit types and will also accommodate different lifecycle stages.

Social & Affordable Units

The Adamstown Planning Scheme requires that 15% of all residential units in each Development Area be provided as social and/or affordable units. To date, a total of 461 social and/or affordable units have been identified which equates to 13% of the total residential development permitted to date. This will revert to 15% as new sites are developed within each development area. To date a total of 145 social and affordable units within both the northern and southern areas of Adamstown have been delivered and the majority of these are now occupied.

20 families moved into new homes in Adamstown in November 2009 under the South Dublin County Council Rental Accommodation Scheme. The homes were originally acquired by the Council for sale to affordable purchasers but are now to be used on a short term lease basis (5 years) for social housing purposes. The properties will be managed by Helm Housing association.



Castlegate Green

Overview of Commercial Development to the end of December 2009

Commercial / Retail Units

The Adamstown Castle Sentinel Building is a prominent landmark building, located at the junction of Adamstown Avenue and Station Road as you enter Adamstown from the Adamstown Link Road. The Sentinel Building comprises 4 retail units. In September 2009, a Londis convenience store opened in the Sentinel Building. The adjoining café is also expected to open in 2010.

To date, over 55,000 sq.metres of commercial development has been approved in Adamstown. Approved developments include four retail units, an office building and a sports and leisure building. The majority of commercial development permitted to date was granted within the first phase of Adamstown District Centre in July 2008.

The developers are in negotiations with anchor tenants within the Adamstown District Centre and hope to be in a position to commence an initial phase during 2010. The initial phase will include a significant Primary Health Care Centre along with a major supermarket

Commercial / Retail Development	
Floorspace permitted	55700.6m2
Floorspace completed / occupied	1040m2

Table 3 Overview of Commercial Development to end of December 2009.

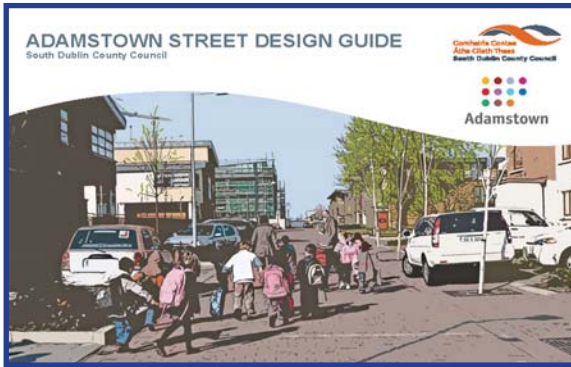


Photomontage image of Adamstown District Centre (courtesy of Castlethorn Construction)

Initiatives and Supporting Strategies

The Adamstown Project Team continue to support the detailed delivery and implementation of the Planning Scheme by developing support strategies and initiatives. An overview of key strategies prepared during 2008 is set out below.

Adamstown Street Design Guide



The Adamstown Street Design Guide has been developed to supplement the street design standards contained within the Adamstown SDZ Planning Scheme.

The Street Design Guide emphasises the need to design streets for all users and not just for cars and promotes streets that are attractive and lively, accessible, legible, safe and cost effective to maintain.

The Design Guide outlines how these objectives can be achieved both in principle and in technical detail and include examples of real world solutions, illustrative models and specific design solutions.

The Adamstown Street Design Guide is now available for download from the support strategies section of our website www.adamstown.ie.

Working with the Adamstown Developers during 2010

The delivery of residential development and infrastructure within Adamstown will be undertaken primarily by private developers Castlethorn Construction, Maplewood Homes and Tierra Ltd. These developers have formed a consortium known as **Chartridge Developments Ltd** to undertake the delivery of the major items of supporting infrastructure that are required under the terms of the Adamstown Planning Scheme.

Castlethorn Construction



Whilst the residential construction market has seen a dramatic downturn in 2009 owing to the current economic climate, development at Adamstown has continued at a modest pace. The roll-out of infrastructure has continued ahead of requirements with the completion of the new 1000 pupil Secondary School, Tobermaclugg Surface Water drainage works, and the new 110kv ESB Sub-station.

The continued delivery of social and community infrastructure in 2009 included the new convenience store in Adamstown Castle with the adjoining café scheduled to open next month. Plans are also well advanced for both the new community Sports & Aquatic Centre and Adamstown's first Community Centre. Construction is scheduled to start in 2010 on these projects. Other community infrastructure planned for 2010 will include a new playing pitch facility. Plans are also in hand for the 2010 Adamstown Road Race, building on the success of last year's inaugural 2009 event.

Although residential construction has moderated significantly, much activity has been focussed on the ongoing completion and occupations of new homes. This year saw the final occupations in Castlethorn's Adamstown Castle (Castlegate). Further occupations also occurred in Adamstown Square and the Sentinel building. In excess of 100 homes were sold and occupied in the Castlethorn developments area in 2009.

Negotiations with Phase 1 tenants on the commencement of the new District Centre are also ongoing and the first phase will include a significant Primary Health Care Centre along with a major supermarket.

Maplewood Homes



Though as a whole 2009 proved to be a very challenging year for the Irish Residential Property Market, sales and completions in The Paddocks at Adamstown remained active and positive for the most part, which is a testament to the Adamstown SDZ and the planning concept behind it. Maplewood had a further 85 occupations in The Paddocks which saw the last remaining units in phase 1 complete and almost 50% of phase 2 now occupied.

2010 will see the completion of Phase 2 in The Paddocks thereby creating a key link from the scheme to Dodsboro Road. The coming year will also see the completion of a significant area of the public open space within The Paddocks and further launches of traditional style house types.

Looking ahead to 2010

The focus for 2010 will be to deliver commercial facilities, such as the District Centre and Sports and Leisure Centre and on consolidating residential development within the Adamstown Square and The Paddocks areas.

Castlethorn Construction are in discussions with potential commercial tenants for the District Centre and are developing a phasing plan, which would see the delivery of the District Centre on a phased basis. It is hoped that the initial phase will commence in 2010 and include a supermarket and medical centre.

Castlethorn Construction is in negotiations with potential operators for the approved Leisure Centre and hopes to commence construction once a suitable operator is found.

The provision of temporary playing pitches by the Adamstown Developers in autumn 2010 will provide a valuable facility for schools and clubs in Adamstown.

South Dublin County Council will continue to work with the emerging community in Adamstown in 2010. The focus on capacity building within the community will continue into 2010 with a view to enabling community members to support their own initiatives.

Residential development will continue and it is hoped that the spring and autumn launches will bring new residents to both the northern and southern areas of Adamstown.



Aerial photo courtesy of Castlethorn Construction

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

Visit the Adamstown Website at www.adamstown.ie

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