

Adamstown Strategic Development Zone

Annual Report 2011



Adamstown

Welcome

Welcome to the eighth 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 2011 in implementing the Adamstown Planning Scheme. Previous Annual Reports can be viewed or downloaded on our website www.adamstown.ie.

Opening Statement

No new residential phases were commenced in 2011. The main focus was on completing existing development phases. 42 new homes were completed and occupied within the Adamstown Castle, Square and The Paddocks areas during 2011.

Significant progress has been made on taking completed sections of the development into the Council's management. The residential areas of Adamstown Castle phases 1 and 2, and key elements of the road infrastructure including Adamstown Avenue, Adamstown Way, Station Road and the Adamstown Link Road have been formally offered to South Dublin County Council for taking in charge. It is anticipated that the first phase of The Paddocks will be formally offered to South Dublin County Council in 2012 also.

During the course of 2011 two planning applications were submitted to South Dublin County Council. Permission was granted in July 2011 for a temporary 16 classroom primary school to house the Esker Educate Together National School. An application was received in December seeking planning permission for amendments to residential development permitted within the Adamstown Square area. A decision is due on this application in February 2012.

Contact Us:

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 www.adamstown.ie.

SDZ Project Management

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Development Agency

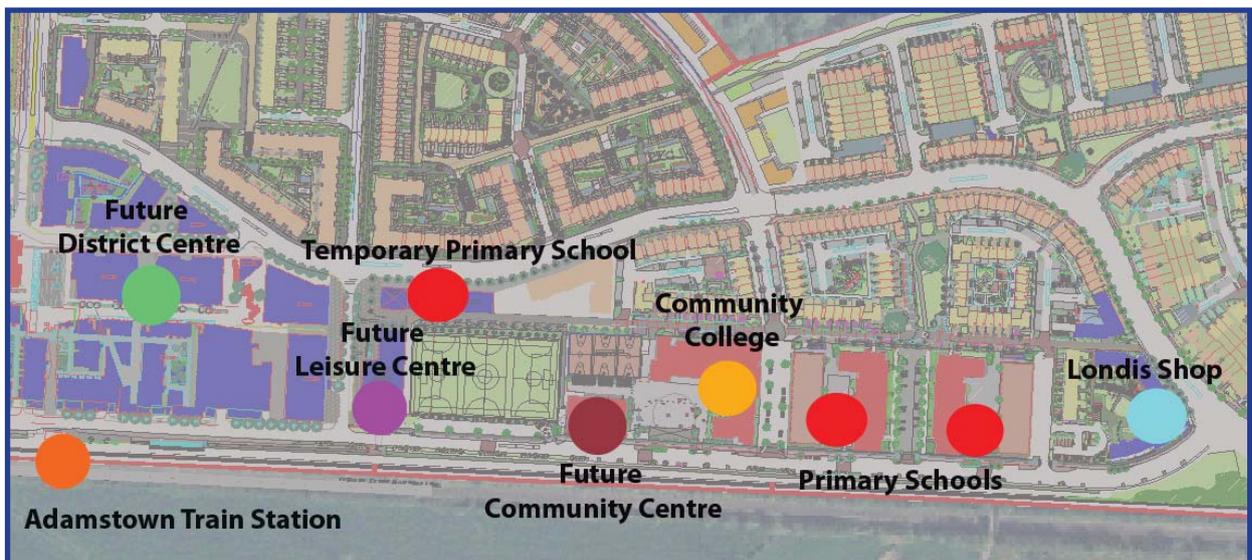
South Dublin County Council is the Development Agency responsible for overseeing the implementation of the Adamstown SDZ Planning Scheme.

Adamstown Steering Group

The Adamstown Steering Group was established in 2003. The Steering Group is comprised of local elected members and representatives of statutory agencies. The Steering Group met twice in 2011 to review and monitor the implementation of the Adamstown Planning Scheme. Minutes of the Adamstown Steering Group meetings can be viewed on www.adamstown.ie.

Adamstown Project Team

The South Dublin County Council Adamstown SDZ Project Team was established in 2003. The team is responsible for 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. Representatives of the team visit the site regularly to monitor development and a bi-monthly progress report is posted on the Adamstown website www.adamstown.ie.



SDZ Map showing location of schools and leisure campus December 2011

Adamstown Community and Education

Adamstown Community and Education

The Adamstown Castle schools and leisure campus provides a focus for education in the southern area of Adamstown. The campus contains two 16 classroom primary schools, Adamstown Castle Educate Together and St. John the Evangelist N.S. and a secondary school Adamstown Community College.

During 2011 planning permission was granted for a temporary primary school for a period of 3 years on a site fronting Adamstown Avenue. The temporary school will accommodate Esker South Educate Together N.S. This school caters for an education demand arising from outside of Adamstown. It is proposed to construct a permanent facility for this school in the Lucan area.

Planning permission was granted for a community centre / sports hall in 2007. Planning permission was granted for a sports and leisure building in 2008. Construction of these facilities has not commenced to date.

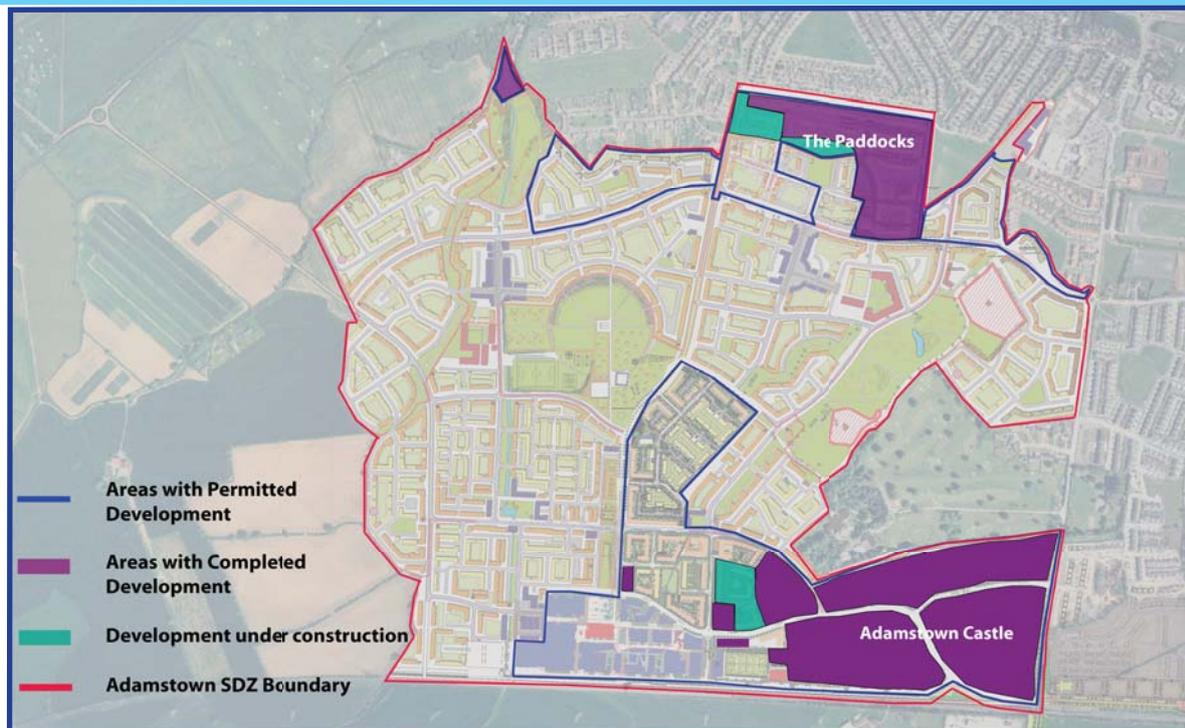
Community Highlights

South Dublin County Council Community Department continued to work with the community in Adamstown in 2011. In June 2011 South Dublin County Council hosted a community cycle to mark National Bike Week. Cyclists from Adamstown and Lucan met at Griffeen Valley Park and cycled the new cycle route and Grand Canal overbridge. The Adamstown / Lucan community festival took place in September 2011.



Community Cycle June 2011

Planning and Development as of December 2011



SDZ Map showing location of all Planning Applications permitted to date December 2011

Planning Applications 2011

During the course of 2011, there were two planning applications submitted on lands within the Adamstown SDZ.

SDZ11A/0001: Planning permission granted for a temporary 16 classroom primary school for a period of 3 years on a site located in Adamstown SDZ, to the south of Adamstown Avenue and west of Adamstown Community College.

SDZ011A/0002: Planning permission granted to Castlethorn Construction for revisions to a previously permitted scheme (SDZ06A/013) to comprise of 22 no. 3 bedroom own-door

dwellings in lieu of 16 no. 2 bedroom apartments and 34 no. 2 & 3 bedroom duplexes. The proposed dwellings are arranged in two-storey terraces built over an existing underground car park and podium slab.

Discussion are ongoing with Maplewood Development in relation to amending the previously permitted Phase 2A (SDZ07A/0001) and 2B (SDZ08A/0005) of The Paddocks development. No application has been submitted to date.

Overview of Residential and Commercial Development to date December 2011

Residential activity continued to moderate during 2011 and no new phases of residential development commenced during this period. Residential activity was primarily focused within the Adamstown Square Development Area situated in the southern area of Adamstown and the Airlie Stud (The Paddocks) Development Area in the northern area of Adamstown.

A total of 42 residential units were occupied during 2011. The overall number of residential units permitted is now at 3,277 units, representing almost one third (32%) of the total residential units (10,150) permissible within the Adamstown SDZ lands.

Summary of total Residential Development to date in Adamstown SDZ Development Area

Units Granted	Units Commenced	Units externally completed (at final snagging stage)	Units Occupied
3277	1386	105	1211

Table 1. Summary of total residential development at the end of December 2011



Residential Development within Adamstown Castle

A wide range of residential unit types and sizes permitted throughout the Adamstown development.

Types of Residential Development to date in Adamstown SDZ Development Area		1386
Type of units permitted	Houses	443 (42%)
	Duplex	592 (43%)
	Apartments	351 (25%)
Size of units permitted	1 bed	43 (3%)
	2 bed	410 (30%)
	3 bed	833 (60%)
	4 bed	95 (7%)
	5 bed	5 (0.2%)

Table 1. Overview of types of residential development at the end of December 2011

The focus for 2012 is likely to be on delivering a new compact family housing model in Adamstown Square 2, Square 3 and The Paddocks which will make a strong contribution to the establishment of a sustainable community within Adamstown.

Taking in Charge 2011

During 2011 good progress was made regarding the Taking in Charge of the completed residential areas within Adamstown. Adamstown Castle phases 1 and 2, were formally offered to South Dublin County Council for Taking in Charge in 2011. In addition to these residential developments a number of key elements of road infrastructure, Adamstown Avenue, Adamstown Way, Station Access Road and the Adamstown Link Road have also been formally offered for Taking in Charge.

In early 2012 there will be a focus on final snagging so that the Taking in Charge process can be completed for these areas. It is also expected that the first two phases of residential developments within the Paddocks area will also be completed to taking in charge standard so that the formal process can proceed for these residential areas during 2012.

Commercial development 2011

To date, over 55,000 sq.metres of commercial development has been approved in Adamstown. Approved developments include four childcare facilities, 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. Currently there is a Londis convenience store, restaurant / café and hair and beauty salon, operating from the Adamstown Castle Sentinel Building, located at the junction of Adamstown Avenue and Station Road as you enter Adamstown from the Adamstown Link Road.



Commercial Development within the Sentinel Site

Commercial / Retail Development	
Floorspace permitted	55700.6m2
Floorspace completed / occupied	1289m2

Table 3 Overview of Commercial Development to end of December 2011.

In 2011 the Adamstown developers continued negotiations with potential anchor tenants in relation to the delivery of a supermarket in Adamstown. Discussions are also ongoing with the HSE in relation to provision of a Primary Health Care Centre within Adamstown District Centre.

Transport

Rail Services

Adamstown Railway Station opened in April 2007 and is located on the Dublin - Kildare rail line. The station continues to provide a valuable service to the residents of Adamstown and the surrounding Lucan area. Service levels continue to be good particularly during morning and evening peak times.



Adamstown Railway Station

AM peak	Adamstown / Heuston
Weekdays	(Mon-Sat)
Depart	7.05 7.26 7.55 8.16 8:55 9.15
PM peak	Heuston / Adamstown
Weekdays	(Mon-Sat)
Depart	16.10 17.15 18.05 18.55

Further information on Iarnród Éireann Train services are available on www.irishrail.ie by calling the Iarnród Éireann 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.

Bus Routes in Adamstown

The community of Adamstown is served by the 25, 25a and 25b bus routes.

The 25b service runs from its terminus at Adamstown Train Station to the city centre. The service runs via Griffeen, Foxborough, Ballyowen and Liffey Valley Town Centre and connects to the 151 service at Foxborough.

The 25a service runs from Esker Church (close to The Paddocks) to the city centre. The service runs via Griffeen, Foxborough, Ballyowen and Liffey Valley Town Centre and connects to the 151 service at Foxborough.

The 25 service runs from Dodsboro Road (west of The Paddocks) to the city centre via Lucan Village.

The 151 service runs from Foxborough to Docklands station. The 25a/b services connect to the 151 terminus at Foxborough. This service continues to provide an important transport link for the Adamstown community to major employment centres, hospitals and third-level education institutions.

Adamstown to Grand Canal Green Route Extension

The Grand Canal Green Route Extension to Adamstown and Griffeen Avenue, Lucan was officially opened on Friday 1st July 2011 by the Minister for Children and Youth Affairs, Frances Fitzgerald, T.D. in the presence of Cllr Guss O'Connell, Lucan Area Chair, Deputising for Mayor of South Dublin County Council.



Grand Canal Green Route Extension

The Grand Canal Green Route Extension provides approximately 2km of cycle/pedestrian tracks, public lighting and CCTV, and a new canal bridge. The new route enhances the accessibility of the Grand Canal from surrounding areas and creates a first class pedestrian and cycle route between Adamstown, Lucan and Dublin City that facilitates a safe, secure and attractive connection for commuting and leisure purposes.

The project, delivered by South Dublin County Council, with the support of the Department of Transport's Smarter Travel Programme, provides significant access to a fantastic local recreational and commuter facility.

DART Underground

In November 2011 the government announced that the planned DART underground project would be deferred until 2016 at the earliest. In December 2011, a Railway Order permitting the construction of the project was granted in by An Bord Pleanála.

DART underground (Interconnector) is a planned railway tunnel that will run under the city centre of Dublin connecting Heuston Station with Pearse Station. DART underground would provide an underground link between the existing Northeast DART line between Malahide/Howth and Clontarf Road and the Western Rail line between Heuston and Hazelhatch, with new underground stations across Dublin's city centre at the Docklands, Pearse Station, St. Stephen's Green, Christchurch, and beneath Heuston Station. The project would also involve the construction of a new over ground station at Inchicore. The completion of the tunnel will also allow for the electrification of the Kildare line to Hazelhatch via Adamstown – Kildare Route Project Phase 2.

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

Infrastructure Progress

Progress on Infrastructure to Date

The Adamstown Planning Scheme sets out a phasing plan that clearly identifies the infrastructure that is required to be delivered in tandem with each of the 13 phases of residential development within Adamstown.

To date there have been 1211 residential units completed and occupied within Adamstown. The infrastructure requirements for Phase 1a and Phase 1b (1,000 dwellings) has been delivered. The table below provides an update on the delivery to date of infrastructure required for phases 2-4 (1,001 - 3,400 dwellings).



Phase	Planning Scheme requirements	Progress on delivery in 2010
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. Planning reg ref SDZ07A/0012.
	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 not yet commenced.
	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. Planning reg ref SDZ08A/0001.
	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. Planning reg ref SDZ08A/0002.
	Community Centre 2	No update.
	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. No planning application received to date.
	Community Centre 3	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.
	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. Planning reg ref SDZ08A/0002.
	Central Boulevard Urban Park	Pre planning consultation on going. No planning application received to date.
	Airlie Park	Pre planning consultation on going. No planning application received to date.

Looking Ahead to 2012

The focus for 2012 will be on continuing the delivery of family housing within Adamstown Square and The Paddocks areas. It is hoped that new residential launches during 2012 will bring new residents to both the northern and southern areas of Adamstown.

2012 will see the first residential areas within Adamstown being taken into the management of South Dublin County Council along with some of the key strategic roads within the development. This process of taking in charge is expected to continue on an ongoing basis during 2012 as the residential developments that are fully occupied become fully completed to taking in charge standard.

Adamstown continues to develop within the terms of a comprehensive and flexible Planning Scheme that maintains high standards in terms of best practice planning and high quality design.

In 2012, South Dublin County Council will carry out a review of the Planning Scheme in consultation with key stakeholders to ascertain whether a formal variation is necessary ahead of the 10th anniversary of the approval of the scheme in 2003. Any such review would seek to update the scheme while maintaining its core principles.



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

Fax 01 4149104

E-mail - info@adamstown.ie