

Adamstown Strategic Development Zone

Annual Report 2008



Adamstown

Welcome to the fifth 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 2008 in implementing the Adamstown Planning Scheme. Previous Annual Reports can be viewed or downloaded on our website www.adamstown.ie.

Opening Statement

There has been substantial progress in the implementation of the Adamstown SDZ Planning Scheme during 2008. While the pace of residential development has moderated due to external economic factors, development has continued at a steady pace. The physical transformation of the area has continued and a number of key areas are now nearing completion in both the northern and southern areas of the SDZ.

A number of significant infrastructural elements were delivered in Adamstown during 2008. The new Sewerage Pumping Station at Tobermaclugg and ESB Transformer Station to the west of the SDZ are complete. A new primary school building was completed in the Adamstown Castle area and construction work also commenced on a Secondary School building. A major upgrade of storm water drainage infrastructure in the vicinity of Tobermaclugg Stream commenced in October 2008 and construction work also progressed on the Adamstown Strategic Road network.

There were also a number of significant planning applications during 2008. Permission was granted for a Sports and Leisure building in March and for the first phase of Adamstown District Centre in July. There were also a total of 1265 new homes approved during 2008.

The primary focus during 2009 is likely to be on advancing key infrastructure elements such as the Secondary School, the Adamstown Castle Community Centre, the Tobermaclugg Stream upgrade and Tandy's Lane Park. Residential development will also continue in the Adamstown Castle, Adamstown Square and The Paddocks areas.

Secondary School

In April 2008 construction work started on Adamstown Community College; the Adamstown Secondary School. The school building will be completed in September 2009 for the 2009-2010 school year.



Photomontage image of Adamstown Community School (courtesy of Castlethorn Construction)

RTPI Awards

Adamstown was short listed for a major UK Planning Award in July 2008, by the Royal Town Planning Institute (RTPI). The Adamstown SDZ was entered under the Sustainable Communities category. A judging panel visited Adamstown in August 2008 and the winning entry will be announced at an awards ceremony in February 2009.

Adamstown District Centre

Planning permission was granted for the first phase of Adamstown District Centre in July 2008. The District Centre will be the heart of commercial and civic life within Adamstown, providing a focus for shopping, services, leisure, employment and community uses, in addition to providing a significant residential element.



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

Adamstown Household Survey

In October 2008, South Dublin County Council commissioned Amárach Research to conduct a survey of all households in Adamstown. The aim of the survey is to collect information, at an early stage, that will inform the implementation of the Adamstown SDZ Planning Scheme.

Self complete surveys were delivered to all households in Adamstown in October 2008. Completed surveys were returned from 247 households giving a good sample of the Adamstown population. Analysis of the survey data is ongoing and output details will be available during 2009.

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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 three times in 2008 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.

The main issues reviewed by the Steering Group during 2008 included the District Centre proposal, progress on infrastructure projects such as the Tobermaclugg Pumping Station and Stream upgrade, the Adamstown Secondary School and Community Centre and proposals for a survey of Adamstown residents. An update of the Steering Group membership was also carried out during 2008, to reflect attendees at the Steering Group meetings. Councillor Robert Dowds and Councillor Therese Ridge resigned from the steering group during this process. Councillors Dowds and Ridge have been on the Steering Group since its inception in 2003 and have made a valuable contribution to the project.

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 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.



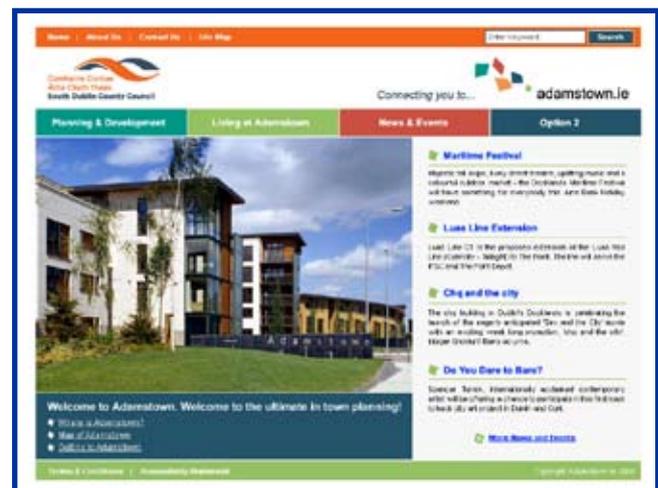
Adamstown Project Team (L-R): Paul Hogan, Project Manager, Derek Taylor - Project Technician, Jason Taylor - Executive Planner, and Karen Kenny - Project Planner.

Project Team Community Liaison

The Adamstown Project Team continued to liaise with the Adamstown Community, the surrounding communities and with other key stakeholders over the course of 2008.

The Adamstown website www.adamstown.ie is an important link to residents and to other stakeholders. The website is updated monthly to include details of planning applications, Steering Group meetings and other general information. This year alone the website had approximately 48,500 hits with November having the highest number of hits at 6,780.

In 2008, the Project Team carried out a review and redesign of the Adamstown website. "Open Interface" an experienced web design company was commissioned to develop a new site in conjunction with the Project Team. The primary aim of the redesign is to make the site more user-friendly and to streamline information by providing separate Planning and Development and Community sections. The new site will launch in early 2009. Information will be divided into two main categories – Planning and Development and Living in Adamstown, and there will also be detailed information on news and events. The existing web address www.adamstown.ie will remain.



A summer newsletter was circulated to the residents of Adamstown in July 2008. The newsletter was prepared by the Project Team and provided a mid-year update on the project.

The project team hosted a number of professional tours in Adamstown during 2008. The tours provide an opportunity to liaise with professionals in areas such as planning, engineering, architecture and landscape architecture and generally involved an exchange of ideas and information. The groups that visited Adamstown in 2008 included a number of Local Authorities from Ireland, UK and Central Europe, Student groups and professional bodies such as the RTPI.

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.

The New Adamstown Community

Occupations During 2008

By the end of 2008 there were approximately 860 homes occupied in Adamstown. This represents a significant increase on previous years, with over 400 new homes occupied during 2008. These occupations have taken place in the Adamstown Castle, Adamstown Square and the Airlie Stud (The Paddocks) development areas. New occupations during 2009 are expected in the Adamstown Square and Airlie Stud areas predominantly.

There is a progress update on the delivery of residential development, in each development area, later in this Annual Report.

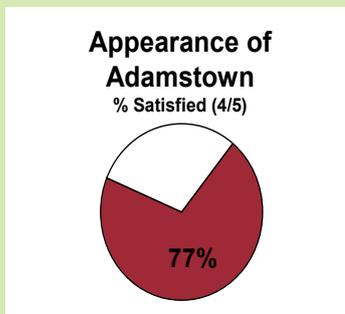
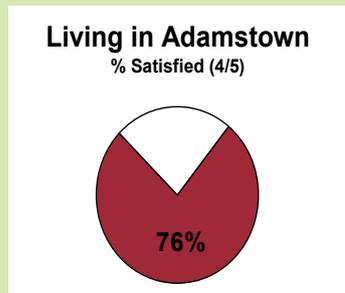
New Residents

There is now an established community within Adamstown, with occupied units approaching 10% of the total number. This growing population is increasingly evident on streets and in public areas.

The preliminary findings of the Adamstown Household Survey 2008 indicate that there is a young, highly educated and diverse community living in Adamstown. The results also indicate a high degree of satisfaction, with 7 in 10 residents strongly agreeing that "Adamstown feels like home".

The extract below illustrates that 76 percent of residents are very satisfied with living in Adamstown, while 77 percent are very satisfied with the appearance of Adamstown.

Satisfaction Levels with Living in Adamstown



Extract "Adamstown Household Survey 2008" courtesy of Amarach Research

Analysis of the survey data is ongoing and a more comprehensive set of outputs will be available during 2009. The outcomes will be used to inform the ongoing planning and development of the area.

Community Liaison

Andrea Doyne, the South Dublin County Council Community Development Officer has been working with the residents of Adamstown since 2006, to support the development of social and community networks. Andrea works in partnership with the community, the Adamstown Developers and with other key stakeholders such as the Adamstown schools and clubs.

"As a Community Development Worker I understand that it can be challenging when a person moves into a new community and that it takes time to build the social networks that you might have enjoyed elsewhere. The events run by South Dublin County Council and supported by the Adamstown Developers give new residents the opportunity to meet other residents and to build social networks". (Andrea Doyne SDCC)

Programmes and events run by South Dublin County Councils Community Department during 2008 were designed to encourage residents to come out and engage with their new community. During summer of 2008, South Dublin County Council ran a series of "taster" events for the Adamstown community. The most popular activities were combined in a schedule of events for autumn and winter. These events included Nintendo Wii nights, coffee mornings, parent and toddler groups, family days, meet your neighbour nights and a community art exhibition. Events were hosted at the St. John the Evangelist National School, the Educate Together National School, the Adamstown Information Centre, and the Paddocks Marketing Suite. The events run by South Dublin County Council have been well attended and supported by the Adamstown Community.

In 2009, there will be increased focus on building capacity within the community so that members can support their own events. The opening of the Adamstown Castle Community Centre in September 2009 will also mark an important milestone for the community, providing a major resource and a focus for community activities.

Community Highlights

Adamstown Family Day on September 21st 2008 proved a huge success, with over 300 people attending. The event took place at the Adamstown Castle Playground. Among the highlights were bouncy castles, a magician and clown.



Adamstown Family Day in Adamstown Castle Neighbourhood Park

The New Adamstown Community



Adamstown Family Day in Adamstown Castle Neighbourhood Park.



Halloween Event in Adamstown Educate Together N.S.

The Halloween Extravaganza on October 26th 2008 celebrated Halloween through costume, fun and games. The event took place at the Adamstown Educate Together National School.

The Christmas Party on Sunday December 14th 2008 started the festive season in Adamstown. Over 300 people attended, including 180 children. In addition to face painters and children's entertainers, Santa himself, took time out of his busy schedule to attend. The event took place at the Adamstown Educate Together National School.

Adamstown Partnership

The Adamstown Partnership met 7 times during 2008. The Partnership provides a valuable forum for discussion on community building in Adamstown. It enables stakeholders such as South Dublin County Council and the Adamstown Developers to jointly progress support initiatives for the emerging community. Other attendees at meetings of the Adamstown Partnership during 2008 included representatives of the Schools, Churches, Gardai, Management Agents and Sports Clubs.

The events organized by South Dublin County Council are supported by the Adamstown Partnership.

Adamstown Clubs

Parallel to the work being carried out by South Dublin County Council and the Adamstown Partnership, a network of sporting clubs have emerged within Adamstown over the last two years. Established clubs include the Adamstown GAA, Football and Cycling clubs. The clubs are run on a voluntary basis by members of the community and provide a valuable outlet for sporting and social activities.

School and Community Facilities

School and Community Facilities

The Adamstown Castle Schools and Leisure Campus provides a focus for education and leisure uses in the southern area of Adamstown. The campus contains two primary schools at present, a secondary school is under construction and plans are being progressed for a community centre and sports and leisure facility.

Primary Schools

There are two 16 classroom school buildings in Adamstown at present; the Adamstown Castle Educate Together National School and the St. John the Evangelist National School. Adamstown Castle Educate Together National School is a multi-denominational school forming part of the Educate Together network. This school has 120 pupils. St. John the Evangelist National School is a Roman Catholic school and is part of the Dublin Dioceses. This school has 210 pupils.

A third school, Esker Educate Together National School, is also accommodated within the Adamstown Castle Educate Together school building. This is an emergency school for the wider Lucan area and is awaiting a permanent school site.



St. John the Evangelist School opened March 2008

For details of the enrolment policy for the Adamstown Castle Educate Together National School contact the school office on 01 6540088 or at www.educatetogether.ie.

For details of the enrolment policy for the St John The Evangelist Adamstown National School contact the school office on 087 7535735.

Schools and Community Facilities

Secondary School

County Dublin VEC in conjunction with the Department of Education & Science commenced construction of a new second level college in March 2008. Adamstown Community College has capacity for up to 1,000 students and is scheduled to open in September 2009 for the 2009-2010 school year.

For details of the enrolment policy for Adamstown Community College contact County Dublin VEC; by phone - 01 4529600; email - info@codubvec.ie or [web - www.codubvec.ie](http://www.codubvec.ie).

Community Centre

The Adamstown Castle Community Centre is scheduled to open in September 2009. This will be the first Community Centre in Adamstown. South Dublin County Council will manage the centre and the community will have access to the centre during day time and night time hours. Adamstown Community College will have priority access to the sports hall during school hours. Construction work on the Community Centre will commence in March 2009.

Leisure Facility

Planning permission was granted in March 2008, for a three storey Sports and Leisure Building in the Adamstown Castle Sports and Leisure campus. The building incorporates a swimming pool, gymnasium, and all weather playing pitches. Castlethorn Construction is currently talking to potential operators for this building.

Creches

The first crèche facility opened in Adamstown in June 2008 in the Adamstown Castle area. The facility is operated by Giraffe Childcare and can accommodate up to 100 children aged 3 months to 5 years. The crèche is conveniently located in close proximity to the Adamstown primary schools and proposed shops within the Sentinel building.



Photograph of newly opened Adamstown Castle Creche

For details of enrolment contact Giraffe Childcare, Adamstown by phone on 01 2833500 or see www.giraffe.ie

Other Childcare facilities

In addition to the Adamstown Castle crèche facility, planning permission has been granted for three additional childcare facilities, one located within the St Helens development area, another within the Adamstown District Centre and the most recent within the Paddocks development, in the northern section of Adamstown.

Parks

During 2007 the Adamstown Developers commissioned a landscape design competition for two of the major public parks in Adamstown - Tandy's Lane Park and Airlie Park. The winning design was announced in November 2007. During 2008 the winning designers, Dublin based Foley & Salles, have been developing their award winning concepts. The parks will accommodate a range of active leisure facilities, including playing pitches, tennis courts and play grounds. Formal pre planning consultation commenced in June 2008. A planning application for Tandy's Lane Park is expected during 2009. A planning application for Airlie Park will be made at a later stage.



Photomontage image of Tandy's Lane Park (courtesy of Castlethorn Construction)

Sentinel Building – First Retail Units

The Adamstown Castle Sentinel Building is a prominent landmark building, located at the junction of Adamstown Avenue and Station Road. The Sentinel Building comprises 4 retail units at ground level with frontage along Station Road. Construction work on this building commenced in 2007 and is now nearing completion. The largest retail unit will be operated as a convenience store (eg Londis / Centra / Spar). A café has also been approved. The convenience store and cafe are scheduled to open in early Summer 2009.



Photograph of Sentinel Building

Transport

Rail Services

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

Iarnrod Eireann Rail Timetables for 2009 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 level of train service at Adamstown will increase in 2010 when the four-tracking of the rail line is completed as part of the ongoing Kildare Route upgrade. A new train station opened on the Kildare line to the east of Adamstown at Fonthill in November 2008. Two additional stations will open in 2009 at Park West and Kishoge.



Covered Bicycle Parking Spaces adjacent to Adamstown Railway Station



Photograph of Adamstown Railway Station

AM peak		Adamstown / Heuston			
Weekdays	(Mon-Sat)				
Depart		7.04	7.28	7.59	8.20 9.04
PM peak		Heuston / Adamstown			
Weekdays	(Mon-Sat)				
Depart		16.05	17.15	18.05	18.50

Extract taken from Iarnrod Eireann Rail Timetable for 2008
(see www.irishrail.ie for full details)

Further information on Iarnrod Eireann train services to and from Adamstown 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 park and ride facility 200 metres to the west of Adamstown Train Station. 300 car parking spaces are available for commuter parking. There are also bicycle lockers and covered cycle spaces provided at the train station. Provision has been made for 300 permanent park and ride spaces within the District Centre car park. These spaces will replace the existing facility when completed.

151 Bus Route

The 151 Bus Service between Adamstown and the Dublin Docklands Station has operated since early 2007. This is an important public transport link to major employment centres, hospitals, third-level educational institutions and to the wider public transport network. The service operates every 10 minutes on weekdays and approximately every 15 to 20 minutes on weekends.

The 151 route starts at Adamstown Train Station and serves the Adamstown Link Road, the Outer Ring Road, Grange Castle Business Park, Nangor Road (inc. Clondalkin), Naas Road (inc. Kylemore Luas Stop), Long Mile Road, Crumlin Road (inc. Children's Hospital), Cork Street (inc. Coombe Hospital), Christchurch, Dublin City Centre and Dublin Docklands.

The journey time between Adamstown and the City Centre is approximately 55 minutes. Tallaght is accessible through interchange between the 151 Route and the Red Line Luas at the Naas Road and Kylemore stops. This journey takes approximately 40 minutes.

151 Bus Route		Adamstown / Docklands			
Weekdays	(Mon-Fri)				
Depart AM		6.10	6.22	6.33	6.44
		(every 10 mins thereafter until 19.05)			
		Docklands / Adamstown			
Weekdays	(Mon-Fri)				
Depart PM		19.10	19.26	19.35	19.55
		(every 10 mins until 18.54)			

Extract taken from Dublin Bus Timetable for 2008
(see www.dublinbus.ie for full details)

Further information on Dublin Bus services to Adamstown are available on www.dublinbus.ie or by calling Dublin Bus Customer Service on (01) 8734222 08.30 – 18.00 hrs, Monday – Saturday. Dublin Bus are committed to reviewing the level of service provided as development progresses and as more residents and commercial units are completed.

Transport



151 bus travelling along Station Road

25X Bus Route

The 25X express service 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.

Transportation News in the Area

South Dublin County Council and the National Roads Authority (NRA) are upgrading the N4 Lucan Bypass, to the north of Adamstown. The upgrade works include upgrade and widening of the existing carriageway and a new grade separated junction at the R120/Newcastle Road. The new grade separated junction at the R120/Newcastle Road was completed in December 2008. Upgrade of the carriageway will be completed in mid-2009.

South Dublin County Council commenced construction of a green pedestrian and cycle route along the southern towpath of the Grand Canal, to the south of Adamstown, in December 2008. The path will provide a direct link between the 12th Lock Road at Grange Castle and the Naas Road at Inchicore.

The Railway Procurement Agency (RPA) announced a preferred route for the Lucan to Dublin City Luas Line (Line F) in October 2008. The preferred route terminates in Griffen Park at the R120, adjacent to the Adamstown SDZ boundary.

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 2008 there was significant progress in the delivery of a number of key infrastructure elements.

Tobermaclugg Pump Station

During 2008 significant progress has been made on the delivery of the Tobermaclugg Pump Station. Construction work is complete and the process of testing and commissioning is under way. The Pump station is expected to be fully commissioned by the end of the first quarter of 2009.

Tobermaclugg Stream Upgrade

A major upgrade of storm water drainage infrastructure in the vicinity of Tobermaclugg Stream commenced in November 2008. The development involves the construction of a new storm water culvert from the Adamstown SDZ, through Lucan Golf Club, to a new Attenuation Pond on lands between the Celbridge Road, Mill Stream Road and the Lucan Golf Club, and upgrade of existing culverts under Mill Stream Road and the N4. 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.



Photograph of recently completed Tobermaclugg Pump Station

Infrastructure Progress

Table below update on delivery of infrastructure required for phases 1 - 4

Phase	Planning Scheme requirements	Progress on delivery in 2008
Phase 1a 0 – 500 dwellings	Infrastructure Requirements for Phase 1a have been completed	
Phase 1b 501 – 1000 dwellings	Infrastructure Requirements for Phase 1a have been completed	
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.
	Community Centre 1.	Planning permission granted. Construction work scheduled to commence early 2009.
	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 (Cont'd next page)	Provision of both sides of the Adamstown Link Road including a two-way dedicated busway	Completed and opened to public on limited basis.
	QBC busway on Main Station Access Road	Initial section has been completed.
	District Centre busway loop road adjoining Adamstown Station	Planning permission granted. Construction work not yet commenced.
	Adamstown 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	Construction works substantially complete.	

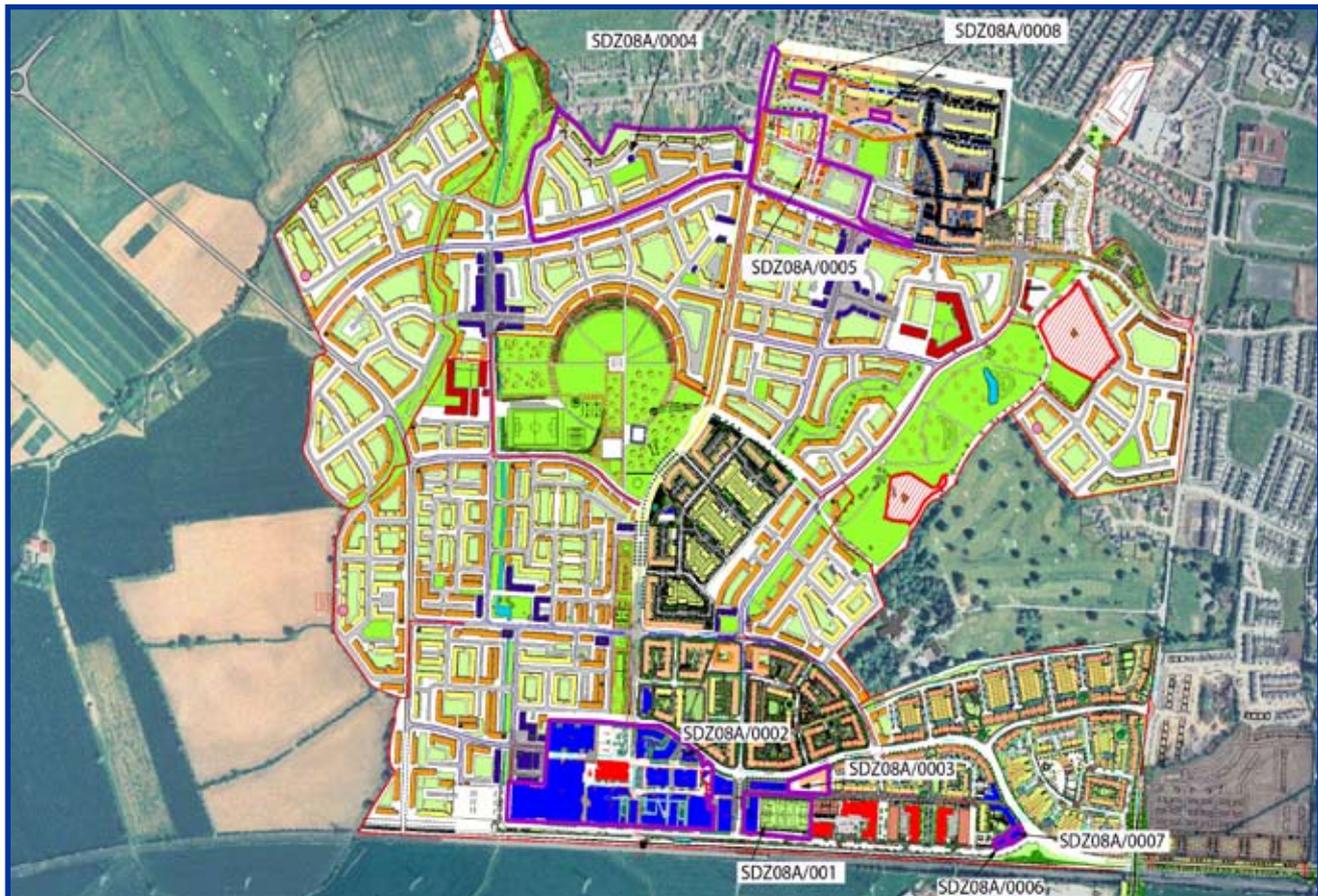
Infrastructure Progress

Phase	Planning Scheme requirements	Progress on delivery in 2008
	Works to upgrade Tobermaclugg Stream between the SDZ lands and the N4 including the upgrade of Tubber Lane surface water drain.	Part 8 process complete. Works commenced on site October 2008.
	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.
Phase 4 2601 – 3400 dwellings	Construction of post primary school with a minimum of 12no. classrooms of permanent construction	Construction work has commenced and the school is scheduled for completion for 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	KRP ongoing and scheduled for completion in 2010
	Adamstown District Centre Phase 2	Planning permission granted. Construction work not yet commenced.
Phase 6 4201 – 5000 dwellings	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 in 2008



SDZ Map showing location of all Planning Applications submitted in 2008

During the course of 2008, 8 planning applications were submitted on lands within the Adamstown SDZ. These are identified on the plan above and are listed below. The planning applications covered a diverse range of development including residential units and key infrastructural elements. Planning permission was granted in all cases subject to conditions.

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.

SDZ08A/0001

A three storey sports and leisure building with a floor area of 3,744sq. metres, incorporating a swimming pool, gymnasium and exercise rooms, treatment rooms, children's play zone, café, retail unit and floodlit all weather pitches.

SDZ08A/0002

Adamstown District Centre Phase 1, comprising 606 no. residential units and 54,504sq.meters of non – residential floorspace including retail units, restaurants, public houses, office floorspace, an inter-church place of worship, a primary healthcare centre, a crèche, a cinema and a library and community building.

SDZ08A/0003

39 no. apartments in a 4-storey building, with car and bicycle parking at basement level within the Adamstown Square development area.

SDZ08A/0004

317 no. residential units within the Tobermaclugg Development Area.

SDZ08A/0005

121 no. residential units and the provision of a 763m2 Creche facility, within the Airlie Stud Development Area (The Paddocks).

SDZ08A/0006

Revisions to previously permitted mixed use development within Adamstown (Reg. Ref. SDZ06A/0012) involving the change of use of section of approved retail unit no.3 (shop) to become part of retail unit no. 4 (cafe).

SDZ08A/0007

Revisions to previously permitted mixed use development within Adamstown (Reg. Ref. SDZ06A/0012) involving the change of use of existing permitted retail unit to retail unit with ancillary (35m2) off-licence.

SDZ08A/0008

Permission for change of house types and overall unit numbers resulting in changes to previously granted Paddocks Phase 1b development Reg. Ref. SDZ07A/001.

Part 8 - Planning & Development Regulations, 2001

Part 8 process for attenuation pond and associated works that form part of the Tobermaclugg Stream Upgrade project.

Overview of residential development to end of December 2008

Residential activity during 2008 was focused within three development areas in Adamstown; the Adamstown Castle and Adamstown Square Development Areas in the southern area of Adamstown, and the Airlie Stud Development Area in the northern area of Adamstown.

2008 was a busy year in Adamstown with a total of 1266 residential units granted planning permission. When added to the residential units already permitted this has taken the total number of residential units permitted to date up to 3430 units. This represents 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.

Adamstown Castle Development Area

There are four planning permissions to date relating to the Adamstown Castle development area comprising 630 residential units, a childcare facility and four retail units.

Permitted Developments	Residential units permitted
Adamstown Castle Phase 1 SDZ04A/1	407
Adamstown Castle Phase 2 SDZ06A/2	166
Adamstown Castle Creche SDZ06A/7	7
Adamstown Castle Landmark site SDZ06A/12	50



View of Adamstown Castle development

Adamstown Square Development Area

There are five planning permissions to date relating to the Adamstown Square development area comprising 803 residential units.

Permitted Developments	Residential units permitted
Adamstown Square 1 SDZ06A/6	174
Adamstown Square 2 SDZ06A/13	224
Adamstown Square 2 SDZ07A/0004 (Amendment)	38
Adamstown Square 3 SDZ07A/0011	328
Adamstown Square 4 SDZ08A/0003	39



View of Adamstown Square development

Summary of Residential Development within the Southern section of Adamstown SDZ lands			
Units Granted	Units Started	Units externally completed (not yet ready for occupation)	Units Occupied
1433	1008	850	732

Adamstown District Centre

During 2008, permission was granted for 597 residential units in the District Centre area. Development has not yet commenced at this location.

Permitted Developments	Residential units permitted
District Centre Phase 1 SDZ08A/0002	597

Overview of residential development to end of December 2008

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.

Permitted Developments	Residential units permitted
The Paddocks Phase 1a SDZ05A/1	252
The Paddocks Phase 1b SDZ07A/0001	145
The Paddocks Phase 2a SDZ08A/0005	121



View of Airlie Stud 'The Paddocks' development

During 2008 two further planning permissions were 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.

Somerton Development Area

Permitted Developments	Residential units permitted
Somerton Phase 1 SDZ07A/0012	192

Tobermaclugg Village Development Area

Permitted Developments	Residential units permitted
Tobermaclugg Village Phase 1 SDZ08A/0004	316

Development has not yet commenced on either of these two developments. However construction work is expected to commence in the Tobermaclugg development area during 2009.

Total Residential Development to date in Adamstown

Total No. Units permitted		3431
Type of units permitted	Houses	781 (23%)
	Duplex	1277 (37%)
	Apartments	1371 (40%)
Size of units permitted	1 bed	173 (5%)
	2 bed	1399 (41%)
	3 bed	1661 (48%)
	4 bed	191 (6%)
	5 bed	7 (0.2%)

Table 1. Overview of types of residential development at the end of December 2008

As can be seen from the table above, a wide range of residential unit types and sizes have been 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.

Summary of Residential Development to date in Airlie Stud Development Area

Units Granted	Units Started	Units externally completed (not yet ready for occupation)	Units Occupied
518	315	252	197

Overview of residential development to end of December 2008

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.

During 2008 the first social and affordable units within the Adamstown Castle, and Airlie Stud (The Paddocks) development areas occupied. A number of additional units are now ready for occupation within both the northern and southern areas of Adamstown.

Development Area	No. residential units permitted	No. social & affordable units permitted
Adamstown Castle	630	99 (16%)
The Paddocks	518	76 (15%)
Adamstown Square	803	83 (10%)
St. Helens	374	37 (10%)
Somerton	192	29 (15%)
Tobermaclugg	316	48 (15%)
District Centre	597	89 (15%)
TOTALS	3430	461 (13%)

Table 2 above shows the position at end of 2008 in relation to social & affordable units within Adamstown

Overview of Commercial development to end of December 2008

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 (for temporary use as a marketing suite) and a sports and leisure building. Permission was also granted for the first phase of Adamstown District Centre in July 2008. The approved development incorporates over 40 retail units, bars, cafes, restaurants, offices, a healthcare centre, a library, a civic centre, a cinema and a place of worship.



Commercial / Retail Development	
Floorspace permitted	55700.6m2
Floorspace completed / occupied	613m2

Table 3 Overview of Commercial Development to end of December 2008.

The first commercial unit in Adamstown opened in June 2008. The unit 'Giraffe Childcare' is located in the Adamstown Castle area. Retail units in the Sentinel building are scheduled to open in early summer 2009 and plans are also being progressed for the proposed Sports and Leisure building and for the first phase of Adamstown District Centre.



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

Initiatives and Support 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.

Draft Adamstown Street Design Guide



The Adamstown Street Design Guide has been developed to supplement the street design standards contained within the Planning Scheme. The Design Guide documents the considerable efforts that have gone into the design of streets within Adamstown and provides a best practice update on more recent international publications that are concerned with street design.

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 Design Guide was distributed for comment in January 2009. A final copy of the document will be issued in spring 2009.

Updated Adamstown Cycle Links Strategy

The Adamstown Cycle Links Strategy was initially developed in September 2005 to provide guidance on the location and design of cycle links in Adamstown. The Planning Scheme requires that future development proposals maximise pedestrian and cyclist access to services and facilities. This is to be achieved through the provision of a network of direct, safe, secure and pleasant pedestrian and cycle routes.

An updated Adamstown Cycle Links Strategy was completed during 2008 which builds on the guidance set out in the initial scheme, taking account of existing and permitted development. The updated strategy identifies the key cycle and pedestrian routes that are emerging within Adamstown and also identifies the strategic crossing locations along these routes where cycle and pedestrian priority is to be provided.

Working with the Adamstown Developers during 2008

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.

A Word from the Developers

2008 has been a busy year for the developers in Adamstown, with many new homes being completed and occupied during the course of the year. The Developers have been encouraged by the response of the new Community to the initiatives set out by the Adamstown Partnership and will continue to support the growth of the new Community.

The rollout of major infrastructure has also continued apace, with the completion of the new Adamstown Tobermaclugg Pump Station. The developers welcome the programmed completion of the new Adamstown Secondary School this coming September, and are also looking forward to the new rail service that will follow the completion of the Kildare Route Project.

Castlethorn Construction



2008 saw a large number of new residents occupy homes in both Adamstown Castle and Adamstown Square. A new crèche, operated by Giraffe Childcare, commenced operation during the year also.

The Sentinel "Landmark" building is nearing completion and ground floor commercial units including a convenience store and café, will open for business in early summer.

Discussions are ongoing with potential operators for the new Sports and Leisure Centre and construction is expected to commence during 2009.

Plans are also being finalised for Phase 1 of the new Adamstown District Centre "Adamstown Central". We continue to receive strong interest from an exciting list of prospective commercial tenants. The construction phasing plan is being finalised, and this will be followed by procurement of the construction contracts.

Maplewood Homes



2008, saw Phase 1 of The Paddocks reach practical completion. All units in this phase are now complete and all outstanding works will be prioritised early in 2009.

Development continued onto Phase 2 in summer 2008 and activity on site remains strong into 2009. Planning permission for Phase 3 of the Paddocks, inclusive of a crèche facility was granted in 2008 while Phase 1 of the Somerton residential development to the north east of Adamstown received a grant of permission in August.

LOOKING AHEAD TO 2009

The focus in 2009 is likely to be on advancing key infrastructure elements such as Adamstown Community College, the Adamstown Castle Community Centre, the Tobermaclugg Stream Upgrade, the Sports and Leisure Building, Tandy's Lane Park and Adamstown District Centre.

Adamstown Community College and the Adamstown Castle Community Centre will be completed in September 2009, for the new school year. County Dublin VEC has appointed a principal for the school and is currently taking enrolments for the new school year. South Dublin County Council will manage the new Community Centre.



Photomontage images (courtesy of Castlethorn Construction)

The stormwater drainage upgrade in the vicinity of Tobermaclugg stream is scheduled for completion by mid 2009. The project commenced in November 2008 and is progressing well. This infrastructure will facilitate stormwater drainage from the Adamstown SDZ, in addition to alleviating occasional flooding in the Tuber Lane area.

Design work is continuing on Tandy's Lane Park and Airlie Park. The award winning landscape architects, Foley and Salles, are developing their concepts for both parks. Initial pre-planning consultation has commenced and a planning application for Tandy's Lane Park is expected in 2009.

South Dublin County Council's Community Department will continue to work with the emerging community in Adamstown in 2009. There will be an increased focus on building capacity within the community with a view to enabling community members to support their own initiatives. The opening of the Adamstown Castle Community Centre in September 2009 will also mark an important step for the community by providing an important local resource and a focus for community activities.

On the commercial side, the first retail units will open in early 2009 providing important local services. Significant work will also be done in 2009, on bringing forward the District Centre development.

In tandem with this, more residents will be moving into the northern and southern areas of Adamstown during 2009. Residential development and occupations will continue in the Adamstown Square and The Paddocks areas. Residential development is also likely to commence in the Tobermaclugg Development Area in 2009.

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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