

# Strategic Development Zone Second Annual Report



January 2006



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# adamstown

## Welcome

Welcome to the second annual report on the Adamstown Strategic Development Zone.

This annual review has been prepared by South Dublin County Council in its role as Development Agency for the Adamstown SDZ and will cover the events of the last year. The main purpose of the review is to report on progress made on implementing the Adamstown Planning Scheme in 2005.

### Introduction

*It could be said that 2005 was the year that Adamstown really got off the ground. This is immediately apparent to anyone who passes by the 'Adamstown Castle' part of the site, which has been a hive of activity since An Taoiseach Bertie Ahern launched the development a year ago.*

*Almost half of the houses permitted in 2004 are now under construction and these form an impressive gateway to the area. It is now possible to see the first streets and squares taking shape. Development of infrastructure is even more extensive.*

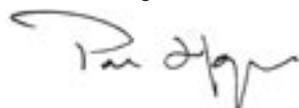
*Permission was granted for the Adamstown Link Road and a new railway station and park and ride in 2005. These infrastructural works now extend for over 3km from the railway station site within Adamstown, as far as the Outer Ring Road. These are totally new works and will form part of an overall transport network.*

*Major infrastructural works include the new road and rail bridge which is emerging just south of the first houses and will also include Quality Bus Corridors the Link Road and Station access road. The widening and upgrade of part of the road adjoining the Adamstown site was completed in 2005 and the first equipped playground within the site was installed at the end of the year.*

*Development at an advanced planning stage in 2005 included the combined schools and leisure site, which was agreed with the Department of Education and can now be taken to planning application stage. A second area of housing development in the 'Airlie Stud' part of the site was permitted during the year and is now ready to start.*

*For South Dublin County Council, as Development Agency for Adamstown there was a sense of satisfaction in seeing the developments previously considered and discussed being built in 2005 in accordance with the agreed plan for the area. This was recognized by the Irish Planning Institute in awarding the Planning Scheme for Adamstown the overall Planning Achievement Award 2005.*

*We now look forward to further milestones in the development of Adamstown including the arrival of the first residents during 2006.*



Paul Hogan, Adamstown Project Manager, South Dublin County Council



(Left to Right): Bertie Ahern - Taoiseach, Robert Dowds - Mayor, South Dublin 2004-05

### An Taoiseach Bertie Ahern at Official Opening Ceremony for Adamstown

An Taoiseach Bertie Ahern was at Adamstown on 7th February 2005 to lay a foundation stone and launch the official opening ceremony to commemorate the beginning of the Adamstown development. An Taoiseach welcomed the start of work on the first Strategic Development Zone in the country and acknowledged the importance of providing facilities and infrastructure in a phased way to support new housing development.

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**South Dublin County Council receives overall Planning Achievement Award 2005 for Adamstown Planning Scheme**



(Left to Right): Tom Doherty - Director of Planning, South Dublin County Council, Therese Ridge - Mayor, South Dublin 2005-06, Henk van der Kamp - President, Irish Planning Institute, Dick Roche TD, Minister for the Environment and Heritage, Paul Hogan - Senior Planner (Adamstown Project Manager), South Dublin County Council, Tony Keoghane, Director of Property, Tesco Ireland

**South Dublin County Council wins Planning Achievement Award for Adamstown Planning Scheme**

One of the highlights of 2005 was the presentation of the Planning Achievement Award 2005 to South Dublin County Council by the Irish Planning Institute under the Institute's National Planning Achievement Awards scheme.

The Council won the Planning Achievement Award 2005 for its ground breaking work in both preparing and implementing a Planning Scheme for Adamstown, which is the first Strategic Development Zone in the country. South Dublin County Council was particularly commended for taking a proactive approach to facilitating and regulating

the implementation of the Adamstown Planning Scheme in order to secure a high quality urban environment with the necessary infrastructure and amenities. The Council was further commended for its innovation in terms of consulting and advising the adjoining communities and for establishing various mechanisms to ensure the timely delivery of the required physical and social infrastructure necessary to support a new community.

The Awards Panel considered that the project could serve as a model for delivering future large scale urban developments elsewhere, particularly in terms of the emphasis placed on monitoring implementation of the Adamstown Planning Scheme by establishing a specific multi disciplinary project team to oversee and monitor development.

**Management and Monitoring Development**

**Adamstown Steering Group**

During 2005 there were some changes to the membership of the Steering Group and the current membership is listed here.

The Steering Group met four times in 2005 to review and monitor the implementation of the Adamstown Planning Scheme. Local Councillors on the Steering Group also provided useful feedback on a number of support strategies prepared by the Project Team.

To view the minutes of all Adamstown Steering Group meetings or the Adamstown SDZ Planning Scheme and related information, visit [www.adamstown.ie](http://www.adamstown.ie)



**Members of the Adamstown Steering Group 2005**

	<b>Local Councillors</b>
<b>Therese Ridge</b>	Fine Gael - Mayor
<b>Trevor Gilligan</b>	Fianna Fail
<b>Derek Keating</b>	Independent
<b>Fintan McCarthy</b>	Green
<b>Guss O'Connell</b>	Independent
<b>Shane O'Connor</b>	Sinn Fein
<b>Robert Dowds</b>	Labour
<b>Eamonn Tuffy</b>	Labour
<b>Colm Tyndall</b>	Progressive Democrats
	<b>South Dublin County Council staff</b>
<b>Tom Doherty</b>	Director of Planning - (Deputy Manager)
<b>Paul Hogan</b>	Adamstown SDZ Project Manager - (Senior Planner)
<b>Frank Coffey</b>	Director of Transport & County Engineer
<b>Jim Walsh</b>	Director of Economic Development
<b>Eddie Conroy</b>	Senior Architect
<b>Tom Moyne</b>	Senior Engineer
	<b>State Agencies representatives</b>
<b>Sinead Clair</b>	Irish Rail ( Project Manager KRP)
<b>Gabrielle McKeown</b>	Department of the Environment, Heritage and Local Government (Senior Planning Advisor)
<b>Paula Nerney</b>	Department of Education and Science (School Planning Unit)
<b>Derry O'Leary</b>	Dublin Bus (Strategic Planning Manager)
<b>Owen Shinkwin</b>	Dublin Transportation Office
<b>Fergal Black</b>	Health Service Executive (General Manager)

### Adamstown Project Team

The Adamstown Project Team is responsible for monitoring and supporting implementation of, and ensuring ongoing compliance with the Adamstown Planning Scheme on a day-to-day basis.

The Adamstown Project Team comprises:

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

### Monitoring and Implementation of Adamstown Planning Scheme

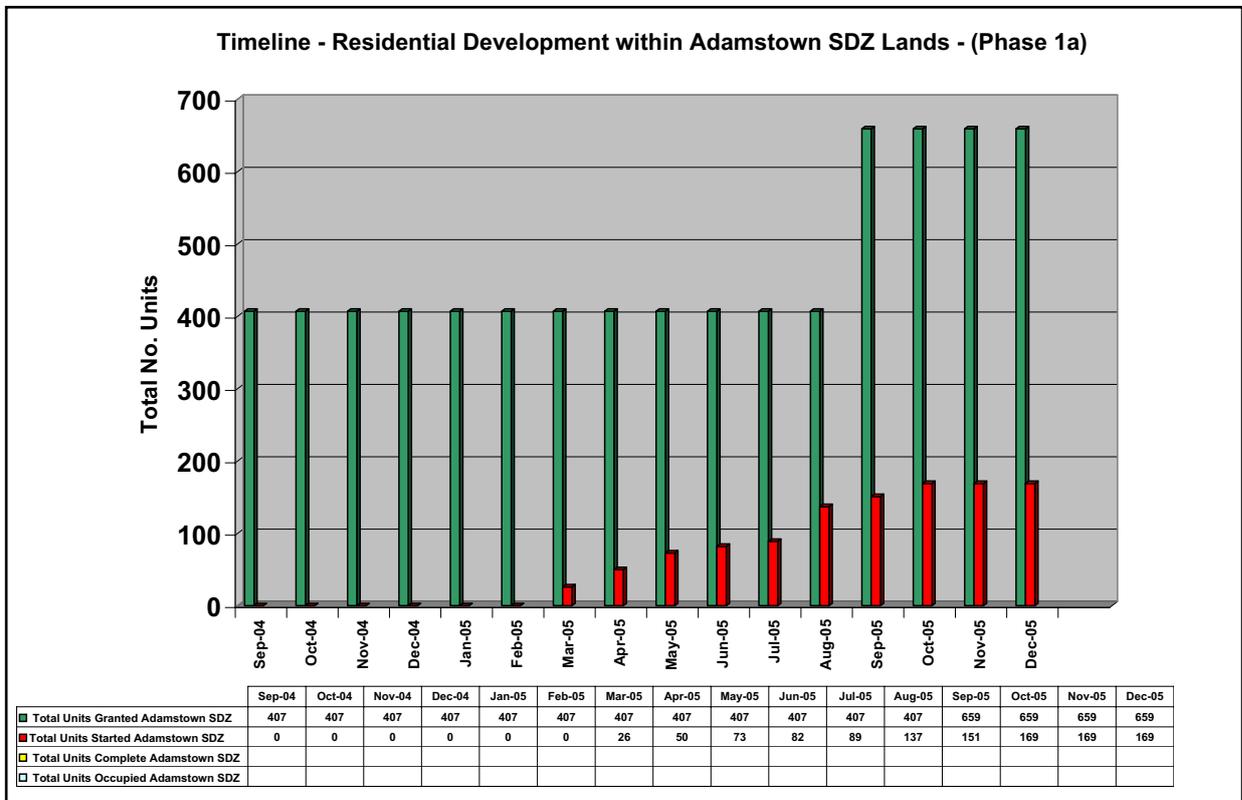
A key role of the Project Team is to monitor development that is taking place at Adamstown to ensure that it complies with all the requirements of the Adamstown Planning Scheme.

Over the course of 2005 the Project Technician visited the Adamstown site 2–3 times per week to monitor the implementation of planning permissions, to check that all the relevant conditions attached to the permission were being complied with, and to ensure that development was being carried out in accordance with the approved details.

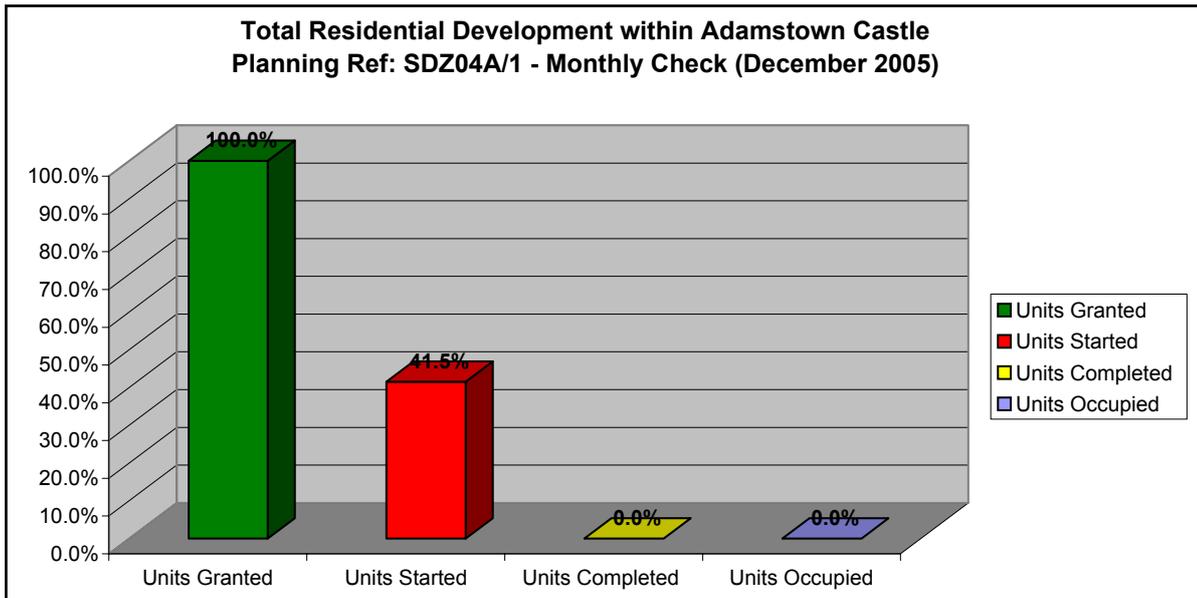
This pro-active monitoring regime helps ensure ongoing compliance with all the requirements of the conditions attached to the developments. It also facilitates the early detection and resolution of potential contravention of planning permissions. During 2005 there were no material contraventions of planning permissions at Adamstown that necessitated formal planning enforcement action being initiated by the Council.

In order to ensure that all relevant phasing requirements of the Adamstown Planning Scheme are being met, the Project Team also monitors the number of units under construction and progress on provision of infrastructure on a regular basis. A monthly report on progress is posted on [www.adamstown.ie](http://www.adamstown.ie).

Graph 1 below illustrates the total amount of residential units with planning permission within the Adamstown SDZ lands at the end of December 2005. Graph 2 shows progress of delivery of residential development within the Adamstown Castle site which has been the main focus of site construction activity in 2005.



Graph 1



**Graph 2**

**Development permitted and built to date**

Tables 1 and 2 show the position at end of 2005 in relation to the amount of residential and non-residential development permitted and constructed on site. By the end of 2005 planning permission had been granted for 659 residential units within Adamstown, 407 of these were within the Adamstown Castle development area and 252 units within the Airlie Stud development area (this development will be known as ‘The Paddocks’).

The 169 units currently under construction are all within the Adamstown Castle development area with construction work scheduled to commence on the approved units within the Airlie Stud area early in 2006.

Within the Airlie Stud development area almost 50% of the units permitted consist of 3 and 4 bedroom houses. The Adamstown Castle and Airlie Stud developments will have two distinctive styles and provide a variety of unit types and sizes.

**Table 1: Overview of development Dec 2005**

No. of residential units with planning permission	659
No. of residential units under construction end December 2005	169
No. residential units completed / occupied end December 2005	0
Amount of non-residential floorspace permitted	0
Amount of non-residential floorspace under construction	0
Amount of non-residential floorspace completed / occupied	0

**Table 2: Type of residential development permitted**

		Total no. of units permitted	Adamstown Castle	Airlie Stud
Total no. of units permitted		659	407	252
No. of social & affordable units permitted		115 (17.5%)	77	38
Type of units permitted	Houses	252 (38%)	132	120
	Duplexes	285 (43%)	250	35
	Apartments	122 (19%)	25	97
Size of units permitted by bedroom no.s	1 bed	18 (3%)	18	0
	2 bed	179 (27%)	88	91
	3 bed	264 (60%)	134	130
	4 bed	63 (9%)	37	26
	5 bed	5 (1%)	0	5

## Provision of Supporting Infrastructure

### Upgrading of the R120 Newcastle Road

One of the early infrastructure requirements to support the Adamstown development is the upgrading of the R120 Newcastle Road which lies immediately east of the development.

Improvement works to the R120 Newcastle Road began early in Autumn 2005. It was envisaged that the majority of works affecting the road would be completed by early November allowing two-way traffic flows to then resume.

During the course of undertaking the road improvements, it became apparent that part of the northbound lane would also need to be reconstructed to a suitable standard. The Roads Department of South Dublin County Council recommended that this reconstruction work should be carried out in addition to the upgrade works while the traffic diversions were in place so as to avoid any future traffic diversions when the reconstruction work was carried out on a later date.

These additional works required the single lane traffic flow arrangements to remain in place until the end of November. The works are now largely complete and the road is fully open to two-way traffic.



**View along the improved section of the R120 Newcastle Rd. looking Northbound (towards Lucan Village)**

Table 3 which follows sets out the progress made to date towards providing the items of physical infrastructure and social facilities required by the Planning Scheme to support the first phase of development (Phase 1a) and which must be in place before more than 500 dwellings can be occupied.

**Table 3: Infrastructure requirements for Phase 1a (0 – 500 units)**

Planning Scheme requirements	Progress on delivery in 2005
Upgrade of R120 Newcastle Road and footpath	Necessary land acquired by SDCC under CPO in Autumn 2004. Upgrading works on the R120 Newcastle Road were completed by the end of December 2005.
Construct Adamstown Link Road including new bridge over railway to standard suitable for use as haul road	Permission for Adamstown Link Road & bridge was granted 29/07/05 following an appeal to An Bord Pleanála. Construction work commenced on site in October 2005 and the works are expected to take 18 months to complete.
Provide a new junction on the R120 Newcastle Road at Adamstown Castle	Details of new junction approved as part of first residential planning application in Adamstown Castle. Work on implementing permission started November 2004. The new junction is expected to be operational later in 2006.
Provide initial section of Adamstown Station Road	The Road section was approved as part of first residential planning application in Adamstown Castle. Work on implementing permission started November 2004. Much of the Adamstown Station Road has already been constructed as part of the Adamstown Castle development.
Replace existing acute bend on north-eastern section of Tandy's Lane	Works included as part of planning application for residential development in northern part of Adamstown within the Airlie Stud development area. Construction work will start early in 2006.
Complete the Lucan Palmerstown High Level Water Supply Scheme	Works were completed at the end of October 2004.
Provide pro-rata crèche provision as per the Planning Scheme requirements	To be included as part of next planning application submitted for residential development.

Table 4 below provides an update on progress made to date on a number of infrastructural items which will be delivered in later phases.

**Table 4: Progress in 2005 on infrastructure requirements for Phases 1b - 3**

Phase	Planning Scheme requirements	Progress on delivery in 2005
<b>Phase 1b 501–1000 dwellings</b>	Provision of one side of the Adamstown Link Road for use as a two-way single carriageway road	Permission for Adamstown Link Road & bridge was granted 29/07/05 following an appeal to An Bord Pleanala. Construction work commenced on site in October 2005 and the works are expected to take 18 months to complete.
	Adamstown Railway Station and surface park and ride car park to basic operational standard	Planning application for Adamstown Railway Station & transport interchange including a park & ride was granted on 25/02/05. Construction work is scheduled to commence on site in February 2006 and the works are expected to take 12 months to complete.
<b>Phase 2 1001–1800 dwellings</b>	Construction of either a Secondary School or the first Primary School	A master plan and access strategy for the schools and a leisure campus was developed during 2005 in conjunction with the developers, the Department of Education and Science, and South Dublin County Council. A planning application for the primary schools site is expected in February 2006 and the first of these is scheduled to open in September 2007.
<b>Phase 3 1801–2600 dwellings</b>	Provision of both sides of the Adamstown Link Road including a two-way dedicated busway	Permission for Adamstown Link Road & bridge was granted 29/07/05 following an appeal to An Bord Pleanala. Construction work commenced on site in October 2005 and the works are expected to take 18 months to complete.
	Construction of leisure centre, swimming pool & all-weather pitch	A master plan and access strategy for the schools and leisure campus as developed during 2005 in conjunction with the developers, the Department of Education and Science, and South Dublin County Council.
	Development of first phase of Adamstown District Centre Phase to include 3000 sq.m. of retail floorspace	Work is under way on the preparation of an urban design masterplan for the district centre.
	Tobermaclugg Pumping Station	Detailed design work for the Tobermaclugg Pumping station are at an advanced stage and a planning application for the Pumping station is expected during 2006
	Initial Section of Loop Road 2	Eastern section of Loop Road 2 was approved as part of the residential planning application in Arlie Stud. Work on implementing the permission is due to start in January 2006.
	QBC busway on Station Road	The road section approved as part of first residential planning application in Adamstown Castle. Work on implementing permission started November 2004. Much of the Adamstown Station Road has already now constructed as part of the Adamstown Castle development.

Tables 3 and 4 indicate that during 2005 significant progress continued to be made in connection with the first items of infrastructure and facilities required as part of Phase 1A and that there has been further progress made in relation to some of the infrastructure requirements relating to future phases.

## Planning Applications Submitted in 2005

Plan showing location of all Planning Permissions granted in Adamstown to date

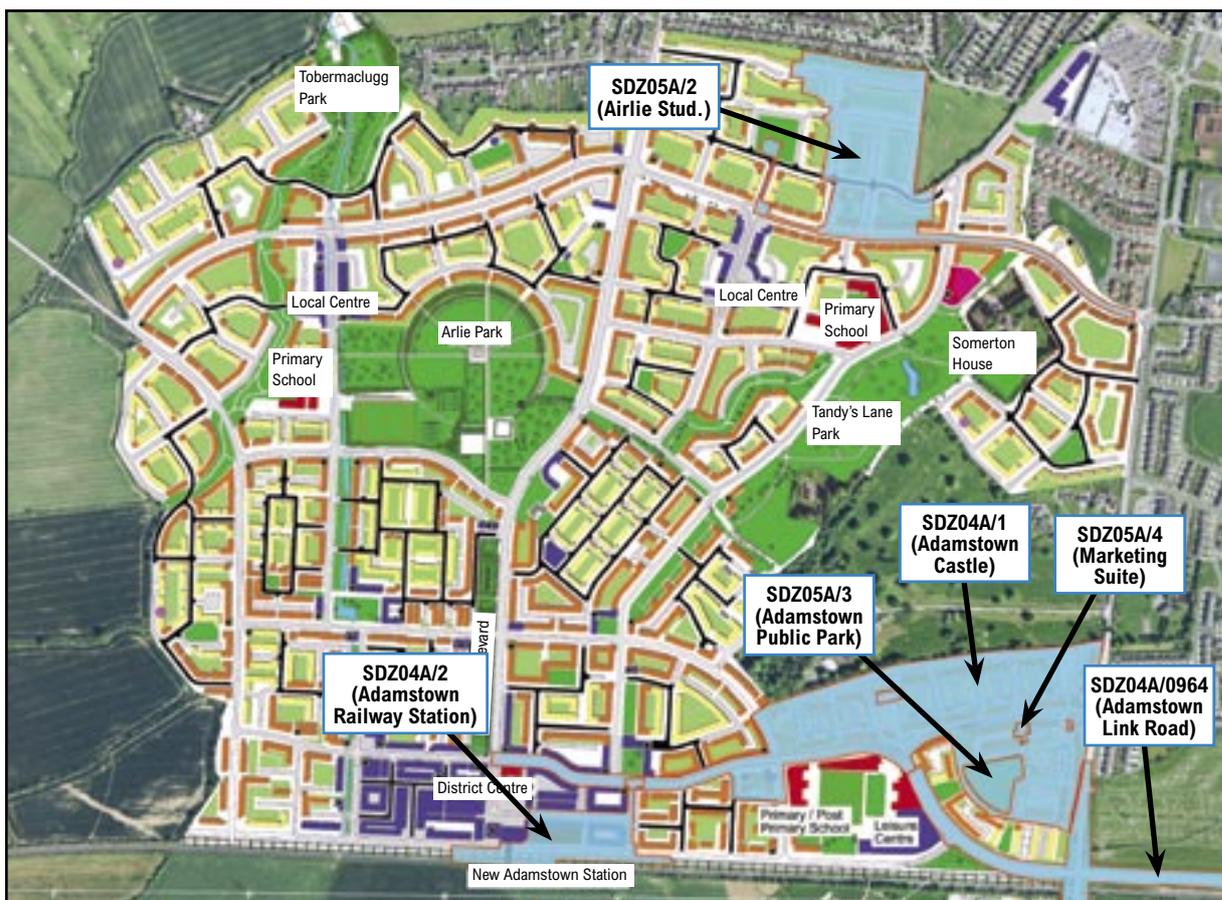


Table 5 below provides a summary of the planning permissions granted to date within Adamstown. This brings the total number of applications to date to seven.

All planning applications relating to Adamstown may be viewed on the Council's website via [www.adamstown.ie](http://www.adamstown.ie) and are also made available for viewing at the Lucan Library while under consideration

**Table 5: Planning permissions granted to date with Adamstown SDZ**

Planning Ref.	Description
SDZ05A/4	Marketing Suite and Information Centre within Adamstown Castle
SDZ05A/3	Public Park within Adamstown Castle development
SDZ05A/2	Airlie Stud residential development
SDZ05A/1	Revisions to residential development SDZ04A/1
SD04/0964	Adamstown Link Road.
SDZ04A/2	Adamstown Railway Station / Park and Ride
SDZ04A/1	Adamstown Castle residential development

During the course of 2005 four planning applications were received in relation to the Adamstown SDZ. Brief descriptions of these follow.

### SDZ05A/1: Revisions to Residential Development in Adamstown Castle

This planning application (planning ref: SDZ05A/1) proposed a number of minor changes to the layout of some of the residential units approved within the Adamstown Castle development. Permission was granted on 18<sup>th</sup> April 2005.

The application proposed no changes to the overall number of units (407) permitted under the original permission (Planning Ref: SDZ04A/1). The changes proposed to the layout were in response to conditions attached to the original permission and have resulted in an improved overall layout for the Adamstown Castle development.

**SDZ05A/2: Residential Development in Airlie Stud Development Area**

Following a number of pre-application discussion meetings with the Adamstown developers, a planning application (planning ref: SDZ05A/2) for the construction of 279 residential units was submitted to on 13<sup>th</sup> April 2005 by Maplewood Developments Ltd. Permission was granted on 30<sup>th</sup> August 2005 for 252 residential units.

This permission represents the first approved development in the north east section of the Adamstown SDZ lands. The Airlie Stud Development Area is situated to the south of Hillcrest housing estate and to the west of the Superquinn shopping centre. Development here will be known as 'The Paddocks'

The permission allows for a variety of unit sizes and unit types ranging from one bed apartments up to 5 bed detached houses. A breakdown of the 252 units granted by the permission is given in Table 6 below.

**Table 6: Breakdown of units permitted to date within Arlie Stud development area**

Total no. of units permitted		252
No. social & affordable units permitted		38 (15%)
Type of units permitted	Houses	120 (47%)
	Duplexes	35 (14%)
	Apartments	97 (39%)
Size of units permitted by bedroom no.s	2 bed	91 (32%)
	3 bed	130 (52%)
	4 bed	26 (10%)
	5 bed	5 (9%)



**Marketing Suite / Information Centre currently under construction within Adamstown Castle**

**SDZ05A/3: Public Park in Adamstown Castle**

A planning application (planning ref: SDZ05A/3) for a public park just under 7,000 m<sup>2</sup> in size was submitted by Castlethorn Construction Ltd. on 24<sup>th</sup> October 2005. Permission was granted on 13<sup>th</sup> December 2005

This development is the first of the many public parks proposed throughout the Adamstown development as indicated within the Adamstown Planning Scheme. It will be a high quality public park designed to provide an excellent amenity for the first new residents in the Adamstown Castle development. The park will provide an equipped children's play, hard & soft landscaping, tree & shrub planting, benches, paths & boundary treatments and is intended to serve all age groups.



**SDZ05A/4: Marketing Suite/Information Centre**

A planning application was received on the 25<sup>th</sup> November 2005 (Planning Ref: SDZ05A/4) for the change of use of three residential units within the Adamstown Castle development to a Marketing Suite/Information Centre with associated signage for a temporary period of three years. Permission was granted on 11<sup>th</sup> January 2006.

The development is to facilitate a marketing suite in connection with the launch of the first units on the market, and the relocation of the Adamstown Information Centre from its existing location in the Finnstown Local Centre. The permission is for a period of three years after which time the units will be returned to residential units as per the original permission for the Adamstown Castle development (Planning ref:SDZ04A/1).

## Progress on Site During 2005

During 2005, site construction work at Adamstown has been focused mainly within two areas:

- (1) Construction of residential units in the Adamstown Castle Development Area to the west of the R120 Newcastle Rd., Lucan
- (2) Construction of the first elements of road infrastructure - the upgrading of the R120 Newcastle Road and the Adamstown Link Road. The Adamstown Link Road will link the Adamstown SDZ lands to the Outer Ring Road, also currently under construction.

### Adamstown Castle SDZ04A/1

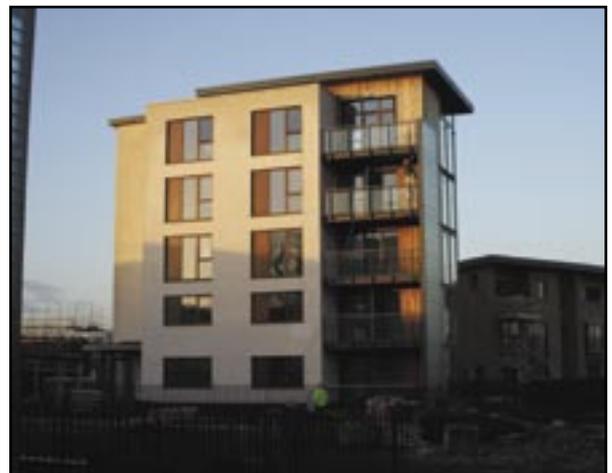
Development works have progressed well during 2005 on the Adamstown Castle Site and at the end of December construction work had started on 169 units (42% of the total number of units permitted in Adamstown Castle under permission SDZ04A/1) as indicated earlier in Graph 2. The Adamstown Castle development contains a wide variety of unit types and sizes including apartments, duplexes and houses.

Much of the infrastructural works such as utilities, drainage and the internal roads network are now in place, including Station Road which will connect the Adamstown Castle development with the new proposed Adamstown Railway station and park and ride facility. Work is scheduled to commence on the development of the Railway Station early in 2006.

At this stage the developer is busy putting the final finishes to the 'show house' area in preparation for the launch of the first phase. The developers have indicated their intention to launch the first phase of the Adamstown Castle onto the market in February 2006.



**Duplex with Apartments above  
(Adamstown Castle Development)**



**Gateway Apartment Block  
(Adamstown Castle Development)**



**Residential units currently under construction within Adamstown Castle**

### Adamstown Link Road (SD04A/0964)

The contractor commenced initial site preparation works in October 2005. Over the last couple of months the site compound has been set up and site preparation and topsoil stripping has taken place in advance of the main construction works. The works are expected to take 18 months to complete and it is estimated that the link road and associated works will be complete in early 2007.



**View westward along route of A.L.R. towards Adamstown Castle**

The first element of the link road construction works scheduled to take place is a new vehicular link from the southern section of Hayden's Lane across to the R120 Newcastle Road. These works are scheduled to be complete in January 2006. Upon the completion of this vehicular link it will then be possible to facilitate the proposed closure of Hayden's Lane from January 2006. Once Hayden's Lane is closed, construction works on the main Adamstown Link Road can begin in earnest. Hayden's Lane will remain closed for the duration of the construction works and will be reopened with pedestrian access only across the railway line and new Adamstown Link Road, upon the completion of the contract.



**View eastward along route of A.L.R. adjacent to Dublin/Kildare railway line**

### Public Park in Adamstown Castle SDZ05A/3

Works to implement the Public Park in Adamstown Castle in preparation for the launch of the first phase of housing in Adamstown Castle are currently nearing completion.



**Outdoor table tennis area within the Public Park currently under construction**



**Toddler's play area within the Public Park currently under construction**



**Children's climbing web within the Public Park currently under construction**

It is anticipated that the park will be completed and ready for use prior to the arrival of the first residents to Adamstown Castle.

## Community Liaison

### Community Liaison Strategy 2004-2005

Effective community liaison is an important aspect of the implementation of the Adamstown Planning Scheme. The main aims of the Adamstown Community Liaison Strategy 2004/2005 and accompanying Action Plan were to keep the local community informed about progress on implementing the Planning Scheme; to provide communication channels for addressing issues related to the practical implementation of the development; and to explore opportunities for the integration of the new community at Adamstown with the existing communities in the area.

The 2004/2005 Community Liaison Strategy was reviewed by the Adamstown Steering Group in September 2005. The review noted that the Action Plan had been successfully implemented. Key aspects of community liaison undertaken during the year included the following:

- Using the Adamstown website to provide up-to-date news and information on progress with the development as well as details of relevant planning applications;
- Making copies of Adamstown planning applications available at Lucan Library for inspection by the local community;
- Preparing & displaying information material related to Adamstown such as the reference plan at Lucan Library & information pages in the Lucan 2005 directory;
- Addressing queries and complaints from the local community received by phone and email in relation to the implementation of Adamstown.

A new Community Liaison Strategy for 2005/2006 has been developed by the Project Team and agreed by the Steering Group. The main focus of the Strategy continues to be liaison with the local community, and in recognition of the fact that residents will be in occupation at Adamstown later in 2006, an additional aim of supporting the emerging new community at Adamstown has been identified. This will include actions such as circulation of information packs to new residents; monitoring community needs of new residents; and exploring opportunities for developing an Adamstown community website.

### Adamstown Website

Since the launch of [www.adamstown.ie](http://www.adamstown.ie) in September 2004, the website has proven to be a very popular forum for members of the public to access information on the Adamstown and has proven to be a successful element of the Community Liaison Strategy.

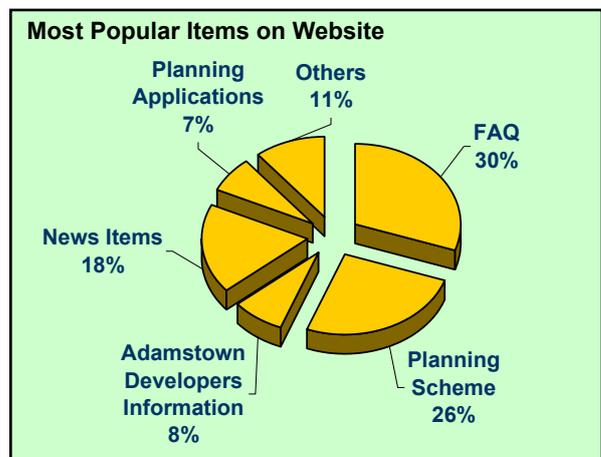


In February 2005 the Council launched a new look website with a more interactive and user friendly format. Since February there has been an impressive 45,000 hits on the website.

The website is used to provide up to date information on all of the planning applications within the Adamstown SDZ and a monthly progress report on site activities. Where possible the website is also used to keep the public up to date and informed of any planned roadworks or temporary disruptions to utilities that may affect the local community.

### Most Popular Items on Website

Some of the most popular elements of the website have been the *Adamstown Planning Scheme* and the *Frequently Asked Questions* area of the site where information is provided on some common queries in relation to Adamstown. Another area of the site that has proven to be very popular is the *News Items* area where the Project Team provide weekly updates on current developments within Adamstown.



The Project Team will continue to develop and improve the website to provide the public with a high quality information service on all aspects of the Adamstown SDZ development.

## Initiatives and Support Strategies Undertaken by South Dublin County Council in 2005

The Adamstown SDZ Planning Scheme provides a robust and detailed framework for the development of Adamstown, and a key role of the Adamstown Project Team is to support its delivery and implementation. During 2005, the Project Team continued to work on a number of support strategies that had commenced the previous year as well as initiate some new ones. A brief summary of the progress made with these is set out below. When completed, each support strategy will be made available on [www.adamstown.ie](http://www.adamstown.ie).

### Strategy for the Delivery of Social and Affordable Housing in Adamstown

A draft Strategy was completed by the Council in mid 2005 and consultation undertaken with the Adamstown developers. The Council is currently considering issues raised by this consultation and hopes to publish a finalised Strategy early in 2006.

### Sustainability Strategy

Work has continued during 2005 to develop a draft Sustainability Strategy for Adamstown. As part of this, and in order to investigate the opportunities for making a bid to the European Union CONCERTO programme for the development of sustainable alternative energy sources for Adamstown, a study tour was undertaken to the UK in February 2005. The main purpose of the study tour was to examine the delivery & implications of alternative energy sources for developments in the South London area, including BedZED. Although it was subsequently decided not to bid for EU funding at this stage, the matter is being kept under review by the Council and developers.

### Model for the Delivery of Enterprise Centres

The Adamstown Planning Scheme requires that 2 enterprise centres be provided at Adamstown – the first to be delivered at latest by phase 6 (4,201 – 5,000 dwellings). Initial work took place during 2005 between the Council, the County Enterprise Board, Lucan 2000, third level institutions and the Adamstown developers to explore and draft a model for delivering an enterprise centre at an earlier stage. The model looked at potential delivery mechanisms and financing of such a centre. It is planned to continue work on the model over the course of 2006.

### Adamstown Civic Centre

Over the course of 2005, the Council developed an initial brief for the main public building in the Adamstown district centre which may include library facilities, public halls and meeting rooms. It is planned to produce and consult upon a more detailed brief over the course of 2006.

### Public Art Strategy

The draft Public Art Strategy was finalised in early 2005 and subject to consultation with the Adamstown developers. It was agreed that implementation of the Strategy would be piloted with a number of the proposed new developments.

### Adamstown Cycle Links Strategy

This was developed to provide guidance on the location and design of cycle links in Adamstown in order to facilitate the development of a comprehensive network of cyclelinks in the interest of encouraging sustainable transport. The Strategy has proved a useful tool in the assessment of cycleway facility aspects of planning applications within Adamstown.

### Adamstown Monitoring Protocol

This protocol was developed to clarify the role of the Adamstown Project Team and the other Council departments as well as the developers in relation to key aspects associated with the implementation of Adamstown.

### Looking Ahead to 2006

Taking a look ahead, 2006 promises to be an exciting year for the Adamstown development. A key event will be the first Adamstown residents moving into their new homes.

On the infrastructure front, progress will be made on delivering the Adamstown Rail Station which is scheduled for opening in 2007. Additionally, it is likely that work on the Adamstown Link Road will progress significantly. This is also scheduled for completion in 2007. It is likely that applications will be made for the Tobermaclugg Pumping Station which is a key element of the drainage infrastructure for Adamstown, and for a new ESB station to the west of the SDZ to service the electricity needs of the development.

In terms of community infrastructure, it is expected that planning applications will be made for the first two primary schools, the secondary school, crèche facilities and first community centre. Under the current programme, the first primary school is expected to open in September 2007.

With regard to residential development, construction work will continue in the Adamstown Castle area and will commence in the Airlie Stud area in the northern part of Adamstown. It is anticipated that a planning application will be lodged for further residential development in the Adamstown Castle area during 2006.

## Word from the Adamstown Developers

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

- Castlethorn Construction
- Maplewood Homes
- Tierra Ltd

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

### Adamstown Information Centre

The Adamstown Information Centre proved extremely popular over the course of the year with a wide range of visitors from far and wide taking an interest in strategic issues as well as enquiring about more day-to-day issues such as the widening works on the Newcastle Road. An update of Adamstown News was published during the Summer covering a number of project related issues.

The developers' Information Centre previously located in the Finnstown Local centre beside the Lord Lucan is currently being transferred to a new on-site location within Adamstown Castle. A planning permission (ref: SDZ05A/4) has been granted for the temporary change of use for three units within the Adamstown Castle development that will be used to facilitate a marketing suite and Information Centre. It is planned to re-open the centre at this new location during mid-February and new Hours of Opening will be published shortly.

### Launch of the First Phase of Housing at Adamstown

Castlethorn Construction is due to launch its first phase Adamstown Castle development in mid-February. This landmark event has been accompanied by a campaign of innovative television advertisements geared towards educating the public about the vision for Adamstown and the underlying commitment to deliver facilities, infrastructure and services in tandem with the new housing. Castlethorn decided to launch the scheme with an extensive selection of showhomes being made available to demonstrate the variety of different home types available in the new community at Adamstown. The Adamstown Castle development provides a wide variety of unit types and sizes, including apartments, duplexes and town houses that range in size from 2 bed units to 4 bed units.



For further information in relation to sales enquiries the developers have set up the website [www.adamstown.info](http://www.adamstown.info).

### District Centre Planning

Masterplanning continues apace under the careful guidance of world-renowned urban designer David Prichard and his team at Metropolitan Workshop. A preliminary pre-planning presentation has been made to the Planning Team at South Dublin County Council and following an extensive series of further preplanning consultations and presentations planned for Spring 2006 a planning applications for phase one will be lodged thereafter. A broad range of civic and business interested parties have made representations regarding establishing a presence in the new town centre. Discussions are also ongoing with the full spectrum of prospective commercial tenants.

### Leisure Centre

Specialist Leisure Design Consultants S&P Architects have been commissioned by the developers to work on the design of the new Leisure Centre Campus at Adamstown. As well as incorporating extensive health and fitness suites the new centre will also include all-weather playing pitches and a new swimming pool.

### Adamstown Design Guide

Leading Architects and Designers, Camlin Lonsdale are due to publish the Adamstown Design Guide this Spring. This document will set out the guidelines for a coherent and quality treatment of the future design of the public realm and streetscapes within the various landholdings at Adamstown. It is the product of extensive consultation between the developers and various departments at South Dublin County Council. The Adamstown Design Guide will be a valuable tool in achieving a well designed coherent public realm throughout Adamstown and will be used to inform future planning applications within the Adamstown SDZ.

## Adamstown FAQs

- **Where is Adamstown?**

Adamstown is located to the west of the R120 Newcastle (Lock) Road, Lucan running south from the N4 Lucan Bypass. It lies to the north of the Dublin-Kildare rail line and south of the Dodsboro/Hillcrest areas.

- **What is a Strategic Development Zone?**

Strategic Development Zones (SDZ) were introduced through Part IX of the Planning and Development Act 2000 to facilitate specified development of economic or social importance to the State. A Planning Scheme must be prepared for the SDZ and include information on how the site will be developed including the type of development that will be permitted, transport proposals, and the provision of amenities, facilities and services. Once approved, a SDZ forms part of any Development Plan in force in the area.

Development within the SDZ area requires planning permission. Where development proposals are consistent with the provisions of the approved Planning Scheme for the SDZ, they will be granted planning permission. Where not consistent with the Scheme, no permission will be granted. No party may appeal to An Bord Pleanála against a decision of a planning authority on an application for permission in respect of a development in a SDZ.

- **How long will it take to complete Adamstown?**

Construction work started in Adamstown in Autumn 2004 and the entire development will take between 10 – 15 years to complete.

- **When are the first residents likely to move into Adamstown?**

It is expected that the first residential units will be occupied by Autumn 2006.

- **What type of houses will be built?**

Between 8,250 – 10,150 dwelling units will be provided in total. It is expected that a range of house types, sizes and tenures will be constructed at Adamstown from large family homes to one- and two-bedroomed apartments. 15% of all homes built at Adamstown will be provided as social and/or affordable units. Residential development will range from low density (35 dwellings per hectare) to high density (75 dwellings per hectare).

- **What kind of community support facilities will be provided at Adamstown?**

Community infrastructure to support the new development will be phased in tandem with the delivery of the residential units in accordance with a phasing plan approved as part of the Adamstown SDZ Planning Scheme

Community facilities to be provided at Adamstown include:

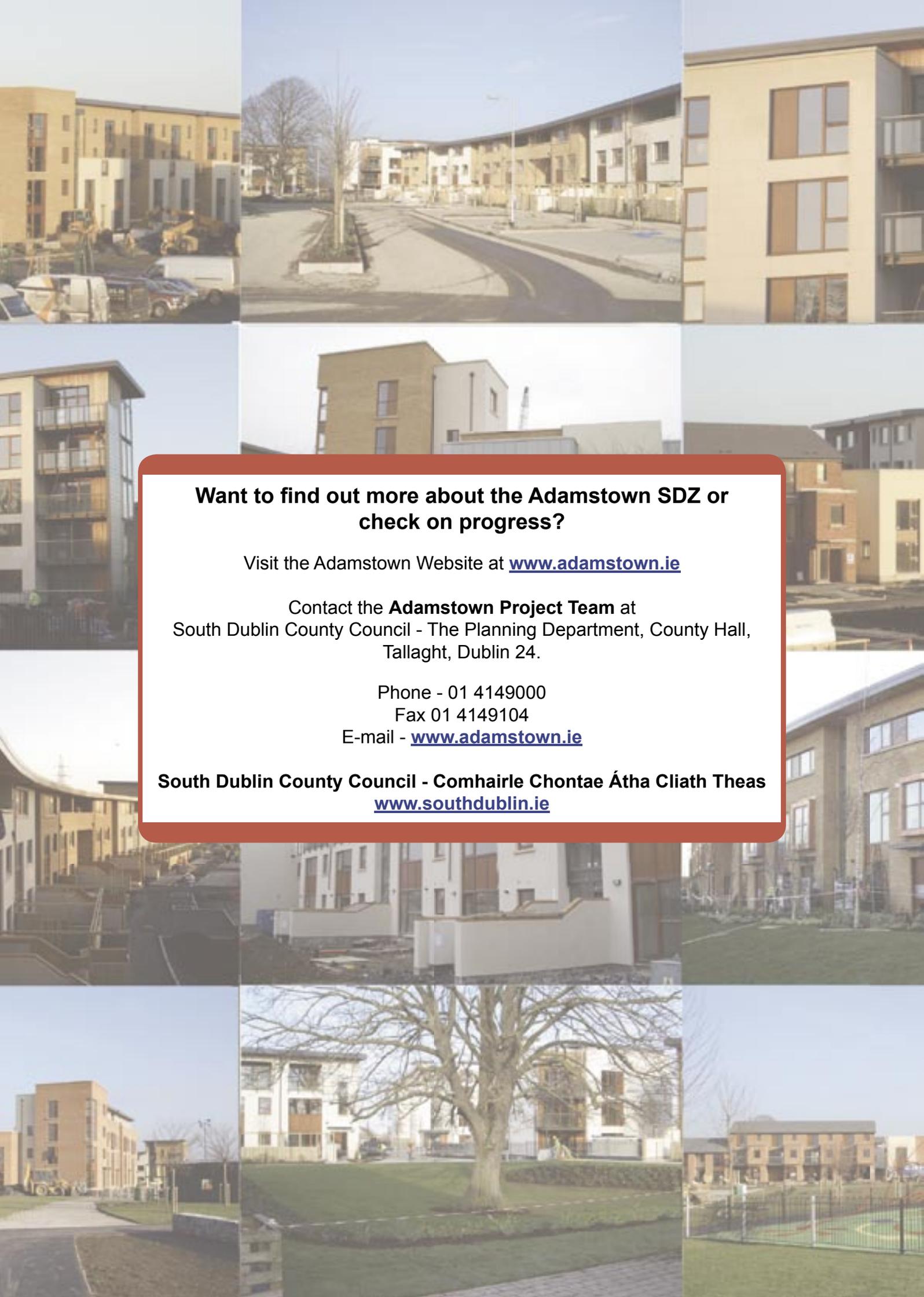
- At least 15 separate childcare facilities
- 3 primary schools
- 1 secondary school
- between 8 – 10 community centres
- 2 enterprise centres
- 1 central civic facility

A district centre based around the rail station will act as the heart of Adamstown & will contain up to 20,875 sq.m. retail floorspace (to include at least 1 large supermarket), community, leisure, employment, civic & cultural uses. In addition, two local centres will be developed and these may include a convenience store & range of small retail/office outlets, & possibly a doctor's surgery & public house.

- **What transport facilities will be provided at Adamstown?**

Transport infrastructure to support the new development will be phased in tandem with the delivery of the residential units in accordance with a phasing plan approved as part of the Adamstown SDZ Planning Scheme. Early items to be provided include:

- Adamstown Railway Station due for completion 2007
- Adamstown Link Road due for completion 2007



**Want to find out more about the Adamstown SDZ or  
check on progress?**

Visit the Adamstown Website at [www.adamstown.ie](http://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 - [www.adamstown.ie](http://www.adamstown.ie)

**South Dublin County Council - Comhairle Chontae Átha Cliath Theas**  
[www.southdublin.ie](http://www.southdublin.ie)