

# Adamstown SDZ 2008



# adamstown



**Strategic Development Zone  
Fourth Annual Report  
January 2008**



[www.southdublin.ie](http://www.southdublin.ie)

Welcome to the fourth 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 2007 in implementing the Adamstown Planning Scheme. Previous Annual Reports can be viewed or downloaded on our website [www.adamstown.ie](http://www.adamstown.ie).

**Opening Statement**

2007 was a year of tangible progress in the implementation of the Adamstown SDZ Planning Scheme. The physical transformation of the area continued as the footprint of residential development in both the northern and southern areas of the SDZ continued to grow.

A number of key infrastructural elements were delivered during 2007, including a new bus service (Route 151) to the City Centre in March 2007, the new Adamstown Train Station in April 2007 and the first primary school in September 2007.

Construction work on the Adamstown strategic roads network progressed significantly during 2007. The Adamstown link road from the outer ring road opened to the public on a limited basis during 2007 and the R120 Newcastle Road upgrade was completed. Works also commenced on a new Sewerage Pump Station at Tobermaclugg and on a new ESB Transformer Station.

With over 2000 units now granted planning permission and 895 of these substantially completed, the rate of residential development is keeping pace with the delivery of infrastructure.

Looking ahead to 2008, the indication is that Adamstown will continue to grow, as the delivery of high quality physical and social infrastructure continues to attract new residents. The rate of planning applications has remained steady towards the end of 2007 and this is expected to continue, with planning applications for Adamstown District Centre and a new Sports and Leisure building expected in early 2008.

**2007 Highlights**

**Launch of Adamstown Train Station**

Adamstown train station opened ahead of schedule in April 2007. An official opening ceremony for the new Adamstown station was performed by An Taoiseach Mr. Bertie Ahern, T.D. in the presence of the Minister for Transport Mr. Martin Cullen T.D. on Monday 16th April 2007. An Taoiseach Mr. Ahern cited Adamstown as a compelling example of what can be achieved by engaging key stakeholders in a shared vision for a community, with intelligent planning, design and project management. He also noted that the new Adamstown station is the first element of the Kildare Line upgrade and that the full benefit of the new station will be enjoyed when the Kildare Line upgrade project is complete.



*An Taoiseach, Mr. Ahern, attending the official opening ceremony for the new Adamstown railway station*

**President of RTPI visits Adamstown**

The President of the Royal Town Planning Institute (RTPI) Mr. Jim Claydon visited Adamstown in October 2007. The RTPI is a dynamic organisation representing planning professionals and has branches in many countries including Ireland. The RTPI President was particularly interested in the Adamstown experience of delivering infrastructure in tandem with residential development and in the quality of the urban environment within Adamstown.

**Primary Schools**

Three new Primary Schools opened in Adamstown in September 2007, in time for the new school year - Adamstown Castle Educate Together N.S., St. John the Evangelist N.S., and Esker Educate Together N.S. The three schools will occupy the Adamstown Castle Educate Together school building pending the completion of alternative school buildings for the St. John the Evangelist National School and the Esker Educate Together National School.

**Contents**

Welcome.....	2
2007 Highlights.....	2
Management.....	3
Community .....	4
Transport .....	4-5
Schools and Community Facilities.....	6
Planning Applications .....	7
Overview of Residential development .....	8-10
Infrastructure Progress .....	11-13
Initiatives & Support Strategies .....	14
Adamstown Developers.....	15
Looking Ahead to 2008.....	16

## SDZ Project Management

**South Dublin County Council** is the Development Agency for the Adamstown SDZ. To facilitate the ongoing monitoring, evaluation and implementation of the SDZ the Development Agency established a Steering Group and Project Implementation Team.

### Adamstown Steering Group

The Adamstown Steering Group met four times in 2007 to review and monitor the implementation of the Adamstown Planning Scheme. The Steering Group is comprised of Elected Members, Officers of the Planning Authority/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.

Particular issues addressed by the Steering Group over the course of the year include the delivery of the new Adamstown Railway Station, the delivery of the first Primary School, the new 151 bus service, the appointment of a new Community Liaison Officer and any issues of concern raised by local residents in connection with the construction works taking place on site.

The minutes of all Adamstown Steering group meetings can be viewed on [www.adamstown.ie](http://www.adamstown.ie)

### Adamstown Project Team

The **Adamstown Project Team** is responsible for the ongoing monitoring and implementation of the Adamstown Planning Scheme.

The Project Team promotes development that is consistent with the Planning Scheme and monitors development on site to ensure that it is in accordance with permitted development. The team visits the site 2-3 times weekly to monitor development and to ensure that relevant planning conditions are being complied with. The team publishes a monthly progress report on the Adamstown website [www.adamstown.ie](http://www.adamstown.ie)

November 2007 saw the departure of Project Planner Fionnuala Lennon. Fionnuala has worked on the Adamstown SDZ Project Team for over three years and has made a significant contribution to the development of Adamstown at its early stages. Her positive contribution will be missed. Karen Kenny, Principal Project Planner, joined the team in October 2007 and will work with Derek Taylor, Project Technician and David Murray, Assistant Project Planner, to facilitate the management and implementation of the SDZ Planning Scheme.

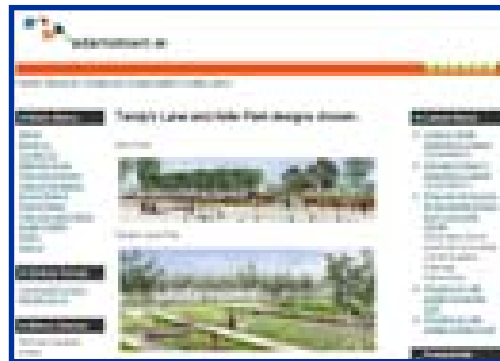


The Adamstown Project Team comprises (l-r):  
**Derek Taylor** – Project Technician  
**David Murray** – Assistant Project Planner  
**Paul Hogan** – Project Manager  
**Karen Kenny** – Project Planner

### Project Team Community Liaison

The Adamstown Project Team continued to liaise with the local community and with other stakeholders over the course of 2007.

The Adamstown website [www.adamstown.ie](http://www.adamstown.ie) is an important link to residents within and adjacent to Adamstown and to other stakeholders. The website is an invaluable tool in providing up to date information on planning applications, strategy documents and design competitions. An email link from the web site also provides an important link to the Project Team. The web site is continually monitored and updated in order to provide the public with up to date information on all aspects of the Adamstown SDZ.



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

Three Adamstown Newsletters were circulated to the residents of Adamstown during 2007. The newsletter is prepared by the Project Team and seeks to provide a regular update on various aspects of development within Adamstown.

During 2007, the Adamstown Project Team liaised with local residents where questions emerged in relation to developments within Adamstown. There has been regular liaison between the Project Team and the residents of Meadowview Grove, adjoining the northern end of the SDZ lands. The Adamstown Project Team has in turn, liaised with the Developers to ensure that any potential conflicts between development and existing communities are avoided. Every effort has been made to ensure that appropriate measures are taken to minimise the impact of new development on existing residential communities.

The Project Team hosted a number of professional tours in Adamstown during 2007. The tours provide an opportunity to liaise with professionals, in areas such as planning, engineering, architecture and landscape architecture and generally involve an exchange of ideas, concepts and information that will ultimately benefit Adamstown.

## The New Adamstown Community

### New Residents

By the end of 2007 there were approx 475 residential units occupied within Adamstown. The first new residents have been moving into the Adamstown Castle development and the Paddocks development, over the course of 2007. As a result we are now beginning to see the first signs of a new and vibrant community within Adamstown. Over the next 12 months many more new residents are expected to take up residency throughout the Adamstown Castle, Adamstown Square and Airlie Stud Development Areas (The Paddocks) as the current phases of residential developments are completed.

A progress update on the delivery of residential development within the various development areas is contained further on in this Annual Report.

### Community Liaison

There was an increasing awareness among all stakeholders, during 2007, of the need to support the emerging community in Adamstown. The provision of a successful urban area is not facilitated through the creation of attractive streets, parks and dwellings alone. The creation of a sense of place, a feeling of home and of community will require additional input from the Development Agency, the Adamstown Developers and the new communities living within Adamstown themselves.

South Dublin County Council appointed a Community Liaison Officer with specific responsibility for Adamstown in 2007. This is an important first step in facilitating the emergence of a sustainable new community. Andrea Doyne, the Adamstown Community Liaison Officer, has been actively meeting new residents since her appointment in 2007.

Andrea has consulted many new residents through door to door survey and community meetings.

*"I would like to take this opportunity to thank all of the residents who participated in our resident's survey, carried out over the course of summer 2007" (Andrea Doyne A.C.L.O.)*

The initial survey results indicated that people have generally had good experiences since moving into Adamstown and that the SDZ concept, proposed facilities and design are among the primary considerations when choosing to live in Adamstown.

*"I would like to thank the many residents who took the time to participate in our consultation night –The Necessary Ingredients of a Good Community, held at the Adamstown Castle information centre in November 2007". (Andrea Doyne A.C.L.O.)*

The consultation night involved a discussion on "Establishing a stable community in Adamstown". Public transport, good neighbours and medical, retail, restaurant, leisure and open space facilities, were established as priorities in the creation of a good community.

South Dublin County Council's Community Department, in conjunction with the Adamstown Developers arranged a Christmas party for the residents of Adamstown in December 2007. Adamstown Castle Educate Together hosted the party in their school building and Santa Claus took time out from his busy Christmas schedule to pay a visit.

The Community Development Officer will be holding a series of meetings in the New Year, and is currently working on securing a suitable venue.

## Transport

### Rail Services

The Adamstown Railway Station and Park & Ride facility was officially opened in April 2007 by An Taoiseach Mr. Bertie Ahern. The new facility includes a state of the art five-platform railway station that accommodates a rail turn-back facility at Adamstown Station. In future this will allow trains to start and finish at Adamstown Station.

The Iarnród Éireann Rail Timetable for 2007/08 schedules a total of 17 outbound and 15 inbound trains to stop at Adamstown on weekdays from the 10th April 2007. Five trains operate between Adamstown and Heuston Station in the morning peak hours (7am and 9am) and 4 trains operate between Heuston and Adamstown in the evening peak hours (4pm and 7pm).

The level of train service at Adamstown will increase substantially when the 4-tracking of the Dublin-Hazelhatch railway line is completed in early 2010. The 4-tracking of the railway line will allow for intercity and commuter trains to operate continually side by side rather than the present situation where the 2-tracks limit train movements.

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

*Extract taken from Iarnrod Eireann Rail Timetable for 2008 (see [www.irishrail.ie](http://www.irishrail.ie) for full details)*

Further information on Iarnrod Eireann train services to Adamstown are available on [www.irishrail.ie](http://www.irishrail.ie) or by calling Iarnrod Eireann Information line at 1850 366222, 09.00hrs to 17.00hrs, excluding Public Holidays or on the 24 Hour Talking Timetable at 1890 778899.

## Transport

### Park and Ride

A park and ride facility has been provided 200 metres to the west of the Adamstown Train Station. 300 car parking spaces are provided, which are available to commuters for a fee of €4 per day. The park and ride facility also incorporates a number of supervised and secure bicycle lockers, which are available for hire (ph: 087 1335995) on a daily/monthly basis from the Adamstown Developers Consortium Chartridge. These cycle lockers are in addition to 100 covered cycle spaces provided to the front of the Train Station. The covered cycle spaces are well used, by commuters travelling by train from Adamstown.



Cycle facilities provided adjacent to new Adamstown railway station



New 151 bus route servicing Adamstown



### 151 Bus Route

Dublin Bus commenced a new bus service (Route 151) in early 2007. The new service links Adamstown to Dublin Docklands in the City Centre. The new route will compliment the existing 25X service, which links Adamstown to Waterloo Road/Belfield, via the City Centre.

The new 151 bus service serves the Nangor Road, Long Mile Road, Crumlin (The Children's Hospital), Dolphins Barn, Cork Street (Coombe Women's Hospital), Christchurch and O'Connell Bridge and connects with both the Luas (Red Line) and Iarnród Éireann's new Docklands Station. The service operates every 10 minutes on weekdays and approximately every 15/20 minutes on weekends.

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

Extract taken from Dublin Bus Timetable for 2008  
(see [www.dublinbus.ie](http://www.dublinbus.ie) for full details)

This route starts at Adamstown exiting via the newly constructed Adamstown Link Road Quality Bus Corridor (QBC) onto the Outer Ring Road QBC and along the newly opened South Clondalkin QBC. These new QBC's will ensure that Route 151 will give a reliable and consistent service with journey times of approximately 75 minutes. Two new bus stops were installed within Adamstown to facilitate the new service, at the junction of Adamstown Link Road and Station Access Road and at Adamstown Train Station.

### 25X Bus Route

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

25X Bus Route	From Adamstown
<b>Weekdays</b>	(Mon-Fri)
Depart AM	7.10 7.35 7.55 (to Belfield) (to Waterloo Rd) (to Belfield)
	To Adamstown
<b>Weekdays</b>	(Mon-Fri)
Depart PM	17.05 18.00 (from Waterloo Rd) (from Pearse St.)

Extract taken from Dublin Bus Timetable for 2008  
(see [www.dublinbus.ie](http://www.dublinbus.ie) for full details)

Further information on Dublin Bus services to Adamstown are available on [www.dublinbus.ie](http://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.



### Schools and Community Facilities

Three new Primary Schools opened in Adamstown on September 5th 2007, Adamstown Castle Educate Together N.S., St. John the Evangelist N.S. and Esker Educate Together N.S. A single 16 classroom school building currently accommodates all three schools. The three schools will occupy the Adamstown Castle Educate Together building pending the completion of additional school buildings. The St. John the Evangelist school building is located on an adjoining site and is expected to be completed in early 2008. The Esker Educate Together School was established in September 2007 to cater for established demand within the wider Lucan Area. The Department of Education and Science are at an advanced stage in sourcing a permanent site for this school.



*Adamstown Educate Together National School*

#### Enrolment Details

Further details of the enrolment policies for the two Educate Together National Schools are available by contacting the school office on ph: 01 6540088 or at [www.educatetogether.ie](http://www.educatetogether.ie).

Further details of the enrolment policy for the St. John the Evangelist Adamstown National School are available by contacting the school office on 087 7535735.

#### Adamstown Castle Landmark site – First retail units

Construction commenced on the first shop units in Adamstown in 2007. The landmark site is located to the north of the junction of Adamstown Avenue and Station Road. Permission has been granted for 4 retail units that will front onto the station access road, along with 50 residential units. The largest of the 4 units is proposed as a substantial Spar/Centra type shop (circa. 362m<sup>2</sup> of gross sales floorspace). It is expected that the retail units will be open towards the end of 2008.



*Photomontage image of Sentinel Building, courtesy of Castlethorn Construction*

#### Adamstown Castle Crèche

The facility forms part of a larger development incorporating 7 no. residential units. The crèche facility is single storey, with a large outdoor play space to rear.

Significant progress was made on the first crèche facility during 2007, which will be located within the Adamstown Castle area. Planning Permission was granted for a crèche facility that will cater for over 100 children on the 22nd of August 2006. The new crèche facility is single storey and incorporates a substantial outdoor play area to rear. The Crèche is conveniently located within close proximity of the new primary schools and the proposed shops within the Adamstown Castle Sentinel building.

Construction works are now at an advanced stage and the Adamstown Castle crèche facility is on schedule for completion early in 2008.



*Adamstown Castle Creche*

#### Further crèche facilities for Adamstown

In Adamstown Castle, planning permission was granted on the 11th November 2007 for a second childcare facility, this time located within the St Helens development area. The permitted development will involve the renovation and extension of the existing Airlie House (a protected structure) to provide a crèche facility with 100 child-spaces.

These combined crèche facilities will bring the total number of childcare spaces provided within Adamstown to just over 200 during 2008.

A third crèche facility is proposed as part of the first phase of development within the new Adamstown District Centre. There are also ongoing discussions in relation to the provision of a fourth crèche facility within the third phase of the Paddocks development, in the northern section of the Adamstown SDZ lands.

## Planning Applications 2007



*SDZ Map showing location of all planning Applications submitted in 2007*

During the course of 2007, 12 planning applications were submitted on lands within the Adamstown SDZ, reflecting the growing pace of development and roll-out of infrastructure. These are identified on the plan above and are listed below. The planning applications covered a diverse range of development including residential units, key infrastructural elements such as the secondary school and creche, as well as the district centre enabling works.

All planning applications relating to Adamstown can be viewed on the Council's Adamstown website via [www.adamstown.ie](http://www.adamstown.ie) and hard copies are also made available for viewing at Lucan Library during the relevant public consultation periods.

**SDZ07A/1** 154 residential units within the Airlie Stud 'Paddocks' Development Area.

**SDZ07A/2** 3 storey, 1000 pupil secondary school and 2 storey community centre building.

**SDZ07A/3** Package of enabling (basement excavation) works to facilitate the construction of Adamstown District Centre.

**SDZ07A/4** Revisions to 11 permitted units and the addition of 38 units within the Adamstown Square Development Area.

**SDZ07A/5** Retention of additional residential unit within Adamstown Square 1 development.

**SDZ07A/6** 4 storey Office building of c.3020m<sup>2</sup> to be used initially as a marketing suite and information centre for the Adamstown District Centre along with a temporary car park facility to cater for 100 cars.

**SDZ07A/7** 374 residential units within the St. Helen's Development Area.

**SDZ07A/8** Permission for change of house type and layout to Block J previously granted as part of the Paddocks Phase 1 development (Reg. Ref. SDZ05A/0002).

**SDZ07A/9** Revisions to previously permitted mixed use development within Adamstown Castle (SDZ06A/0012) including the retention of 180m<sup>2</sup> of basement storage along with changes to residential units 27 and 28 located at penthouse level.

**SDZ07A/10** The renovation and extension of Airlie House (a two-storey protected structure) to provide a crèche facility with 100 no. child-spaces to serve the development of Adamstown.

**SDZ07A/11** 319 residential units and 9 no. live/work units within the Adamstown Square development area.

**SDZ07A/12** 187 residential units within the Somerton development area.

## Overview of residential development within Adamstown end of December 2007

Residential development activity during 2007 has been mainly focused in three of the development areas within the Adamstown SDZ lands. The Airlie Stud Development Area is located within the northern section of Adamstown, the Adamstown Castle development area located in the south eastern corner of the Adamstown lands and the Adamstown Square Development Area is located more centrally within the southern section of Adamstown. Towards the end of 2007 some construction activity commenced within the St. Helens Development Area which is located more centrally within the Adamstown SDZ lands.

During the course of 2007 a total of 1160 residential units were granted planning permission. When added to residential units already permitted in previous years the total amount of residential development permitted is 2165 units.

### Northern section of Adamstown SDZ lands

Within the northern section of Adamstown, residential development has been concentrated within the Airlie Stud Development Area. To date 2 no. planning permissions have been granted for residential development within this area (The Paddocks development phase 1 and phase 2) resulting in a total of 397 residential units.

Table 1: Summary of residential units permitted to date within the northern section of Adamstown (The Airlie Stud development area)

Total No. Units permitted		397
Type of units permitted	Houses	217 (34%)
	Duplex	44 (11%)
	Apartments	136 (55%)
Size of units permitted	1 Bed	0 (0%)
	2 Bed	129 (36%)
	3 Bed	227 (52%)
	4 Bed	34 (10%)
	5 Bed	7 (2%)

Table 2: Overview of residential development to date within the northern section of Adamstown

Residential Development - Paddocks development			
Units Granted	Units Started	Units Externally completed (not yet ready for occupation)	Units Occupied
397	247	89	115

During 2007 residential development within the northern section of Adamstown progressed well. There are approximately 115 residential units occupied within the Airlie Stud (Paddocks Phase 1) Development Area and it is anticipated that many more units will be occupied in early 2008. Construction works commenced on the second phase of development within the Airlie Stud Development Area towards the end of 2007.

Development proposals in respect of 3rd and 4th phases of development in the Airlie Stud (The Paddocks) Development Area were advanced during 2007. Planning applications are expected in 2008.



Views of Airlie Stud 'Paddocks' development



A planning application for 187 residential units within the Somerton Development Area, in the northern section of the SDZ, was submitted to South Dublin County Council in December 2007.

### Southern section of Adamstown SDZ lands

The largest concentration of residential development to date within Adamstown has occurred in the Adamstown Castle and Adamstown Square Development Areas, located in the southern section of the Adamstown SDZ lands. Since 2004 residential development has been steadily progressing across the southern area from east to west. Residential development commenced in September 2005 on the first phase of Adamstown Castle, adjoining the R120 Newcastle road, and has now progressed to the Adamstown Square Development Area.

The Adamstown Castle development area comprises two phases of development. By the end of 2007 all residential units within the first phase of development were substantially complete and approximately 325 residential units were occupied. During 2007, significant progress was also made on the second phase of Adamstown Castle. The first units were occupied in Adamstown Castle Phase 2 in December 2007, with 30 units occupied and a large number ready for final snagging.

Significant progress was also made within the Adamstown Square Development Area over the last 12 months. Adamstown Square is located centrally within the SDZ lands, within close walking distance of Adamstown District Centre and Adamstown Train Station. Development within Adamstown Square will have a higher percentage of duplex and apartment units and a greater use of basement level car parking.



## Overview of residential development within Adamstown end of December 2007

Three phases of residential development and a total of 794 residential units have been permitted within the Adamstown Square Development Area. Adamstown Square Phase 1 has progressed well during 2007. The first residents moved into this area in the final weeks of 2007 and a significant number of units are ready for final snagging. Construction also commenced on a second phase of residential development in the Adamstown Square Development Area in 2007, with significant ground works completed by the end of 2007.

Table 1: Summary of Residential units permitted to date within the Southern section of Adamstown (Adamstown Castle and Adamstown Square development areas).

Total No. Units permitted		1394
Type of units permitted	Houses	253 (18%)
	Duplex	769 (55%)
	Apartments	372 (27%)
Size of units permitted	1 Bed	60 (4%)
	2 Bed	429 (31%)
	3 Bed	815 (59%)
	4 Bed	90 (6%)

Table 2: Overview of Residential development to date within the southern section of Adamstown

Residential Development - Adamstown Castle and Square developments			
Units Granted	Units Started	Units Externally completed (not yet ready for occupation)	Units Occupied
1394	911	328	360



View of Adamstown Square development



View of Adamstown Castle development

### Adamstown Square 'Home Zone'

The Adamstown Square development area contains one of Ireland's first 'Home Zone' residential areas. A 'Home Zone' refers to an area where the public realm is shared equally by people & vehicles and where the wider needs of residents take precedence over ease of traffic movement.

The Adamstown Square Home Zone will be developed as a distinct paved and landscaped surface, shared by pedestrians, cyclists and vehicular traffic. The absence of level differences or segregation on street, combined with a high quality public realm treatment will conspire to create a safer environment for children, pedestrians and cyclists and will result in streets where residents are encouraged to go and where they will feel safe to walk, cycle and play. Vehicular access within each cell of the Home Zone will be limited to local traffic only, to ensure maximum safety and security for local residents.

The Home Zone will extend east to west, from Adamstown Avenue to the District Centre, along a path of 550 metres. The Home Zone will provide a safe pedestrian link between the new Adamstown Castle crèche adjoining Adamstown Avenue, the Adamstown Castle Educate Together and St. John the Evangelist primary schools, adjoining residential areas and the proposed secondary school, community centre and sports and leisure buildings.



View along 'Home Zone Area' within Adamstown Square

### Central section of Adamstown SDZ lands

During 2007 planning permission was granted for the first residential development within the St. Helens Development Area, located just to the north of the Adamstown Square Development Area.

A small number of residential units have commenced construction within the St. Helens Development Area during 2007.

Table 1 : Summary of Residential units permitted to date within the Central section of Adamstown (St. Helen's development area).

Total No. Units permitted		374
Type of units permitted	Houses	127 (10%)
	Duplex	210 (56%)
	Apartments	37 (34%)
Size of units permitted	1 Bed	7 (2%)
	2 Bed	119 (32%)
	3 Bed	216 (58%)
	4 Bed	32 (8%)
	5 Bed	0 (0%)

## Overview of residential development within Adamstown end of December 2007

### Social & Affordable Units

The Adamstown Planning Scheme requires that 15% of residential development in each Development Area is provided as Social and Affordable housing. A total of 238 no. Social and Affordable units have been identified across the various residential developments to date.

There are Social and Affordable units under construction within both the northern and southern areas of Adamstown. A number of Social and Affordable units are now ready for occupation within the Airlie Stud (The Paddocks) Development Area. There are also a number of units completed within the Adamstown Castle Development Area, which will be ready for occupation in early 2008. Outstanding units within these areas will be provided as part of current phases of development.

Social and Affordable units required within the Adamstown Square and St. Helens development areas will be delivered as part of current phases of development and be provided as part of future developments within these areas, so that the required 15% social and affordable units are provided.

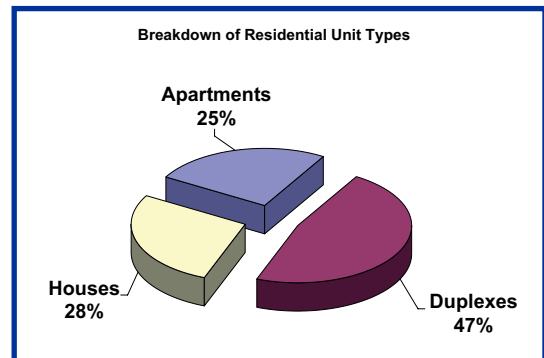
Development Area	No. residential units permitted	No. social & affordable units permitted
Adamstown Castle	630	99 (16%)
The Paddocks	397	58 (15%)
Adamstown Square	764	44 (2%)
St. Helens	374	37 (10%)
<b>TOTALS</b>	<b>2165</b>	<b>238 (11%)</b>

Table 1 above shows the position at end of 2007 in relation to social & affordable units within Adamstown

### Summary of Residential Development at end of December 2007

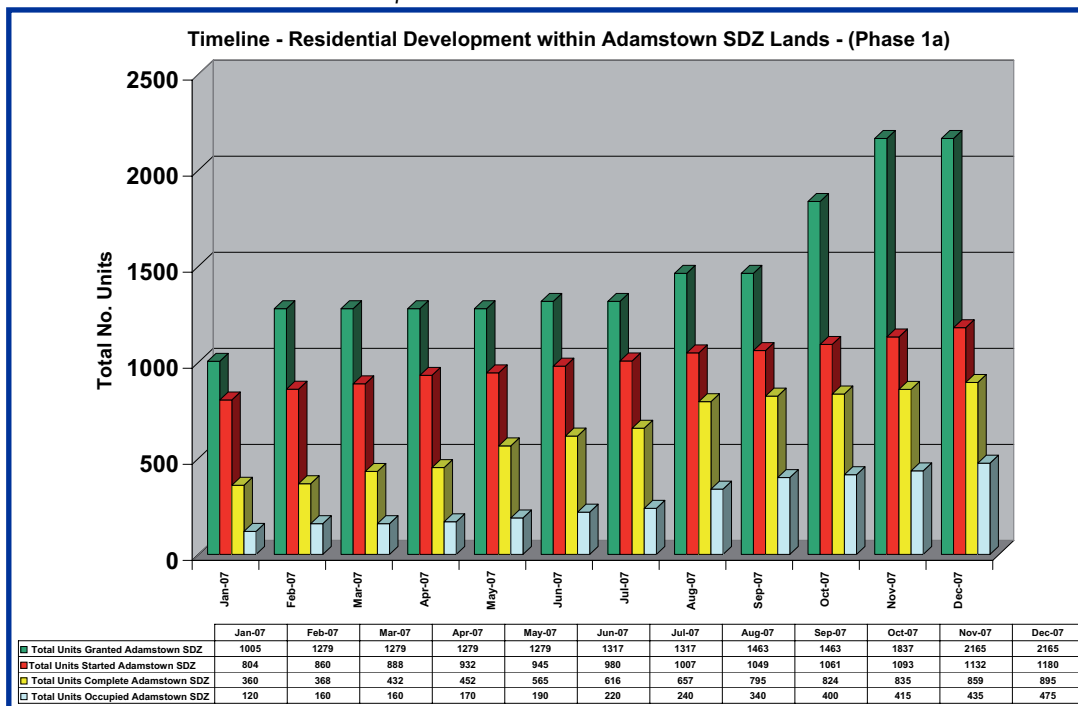
Total No. Units permitted		2165
Type of units permitted	Houses	597 (28%)
	Duplex	1023 (47%)
	Apartments	545 (25%)
Size of units permitted	1 bed	67 (3%)
	2 bed	677 (31.5%)
	3 bed	1258 (58%)
	4 bed	156 (7%)
	5 bed	7 (0.5%)

Table 1. Overview of types of residential development at the end of December 2007



A wide range of residential unit types have been permitted throughout the Adamstown development to date.

Table 2. Overview of Residential Development at end of December 2007



## Infrastructure Progress

### Progress on Infrastructure to date (End 2007)

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 Adamstown SDZ Planning Scheme sets out a phasing plan that clearly identifies the infrastructure to be provided in tandem with each of the 13 identified phases of residential development within Adamstown.

In 2007 significant progress was made on the delivery of a number of key infrastructure elements identified for the early phases of the Adamstown development.

Table 1 below gives an overview of the current position on delivery of those items of infrastructure required as part of Phase 1A to Phase 4 in the Planning Scheme.



Phase	Planning Scheme requirements	Progress on delivery in 2007
<b>Phase 1a 0 – 500 dwellings</b>	Upgrade of R120 Newcastle Road and footpath.	Completed December 2005
	Adamstown Link Road including new bridge over railway to standard suitable for use as haul road.	Rail bridge complete and opened to the public in September 2006. Adamstown Link Road operational as haul road.
	Provide a new junction on the R120 Newcastle Road at Adamstown Castle.	Completed September 2007.
	Provide initial section of Adamstown Station Road.	Completed as part of Adamstown Castle Phase 1.
	Replace existing acute bend on north-eastern section of Tandy's Lane.	Completed autumn 2006.
	Complete the Lucan Palmerstown High Level Water Supply Scheme.	Completed October 2004.
	Provide pro – rata crèche provision as per the Planning Scheme requirements.	Adamstown Castle crèche due for completion early 2008.
<b>Phase 1b 501 – 1000 dwellings</b>	Outer Ring Road to link the N4 and the N7	Completed October 2006.
	Provision of one side of the Adamstown Link Road for use as a two-way single carriageway road.	Opened for public use in 2007.
	Adamstown Railway Station and surface park and ride car park to basic operational standard.	Railway station and Park & Ride facility opened to the public from 10 April 2007.
	Provision of Loop Road 1 as a haul road.	Complete and scheduled to open for use as a haul road early in 2008.
	Provision of surface water drainage works required for the northeast and southeast drainage catchments on a pro-rata basis.	Identified & provided on a pro-rata basis as part of relevant planning applications.
	Provide pro – rata crèche provision as per the Planning Scheme requirements.	Planning permission granted for 100 child place crèche in the St Helens development area. Construction work due to commence 2008.

Infrastructure Progress

Phase	Planning Scheme requirements	Progress on delivery in 2007
<b>Phase 2 1001 – 1800 dwellings</b>	Loop Road 1 – existing eastern section of Tandy’s Lane is subject to alternative access arrangements.	Completed to haul road standard.
	Link Road to the rear of existing Superquinn shopping centre.	Discussions ongoing in relation to the proposed link to the rear of the Superquinn shopping centre.
	Adamstown Station access road adjoining the Dublin – Kildare railway line as a haul road.	Completed and opened to public in 2007.
	Works to upgrade the existing Lucan- Esker and Lucan Low level pump stations	Completed in 2006.
	Construction of either a Secondary School or the first Primary School.	The first primary school was opened in September 2007, while the second primary school is scheduled for completion in early 2008.
	Community Centre 1.	Planning permission has been granted for the first community centre as part of the secondary school application.
	Provision of surface water drainage works required for the northeast and southeast drainage catchments on a pro-rata basis.	Identified & provided on a pro-rata basis as part of relevant planning applications.
	Provide pro – rata crèche provision as per the Planning Scheme requirements.	To be identified & provided on a pro-rata basis as part of relevant planning applications for future development.
<b>Phase 3 1801 – 2600 dwellings</b>  (Cont’d next page )	Provision of both sides of the Adamstown Link Road including a two-way dedicated busway.	New 151 bus service is currently serving Adamstown using the QBC lanes provided along the Adamstown Link Road.
	QBC on Main Station Access Road.	Main Station Access Road has been constructed as part of the surrounding residential developments permitted to date in Adamstown. QBC to be completed 2008.
	District Centre busway loop road adjoining Adamstown Station.	Will be identified in the planning application to be submitted for the first phase of the Adamstown District Centre early 2008.
	Adamstown Station access road adjoining the Dublin – Kildare railway line.	Completed access to the new facility and opened to public in 2007.
	Eastern section of the Loop Road around the Adamstown District Centre.	Loop Road around the Adamstown District Centre has been constructed up to haul road standard.
	Construction of leisure centre, swimming pool & all-weather pitch.	Pre-planning discussions to take place 2007. Planning application is expected early 2008.
	Northern Section of Loop Road 2 to replace western section of Tandy’s Lane.	The initial section of road has been constructed as part of The Paddocks phase 1 development works. The remaining section will be applied for as part of the future phases of development at the Paddocks.
	Part of the northern section of Loop Road 3 as a haul road to facilitate the construction of the Tobermaclugg Pumping Station.	No planning application to date.
Tobermaclugg Pumping Station.	Construction work commenced July 2007 and the works are expected to take 12 months to complete.	

## Infrastructure Progress

Phase	Planning Scheme requirements	Progress on delivery in 2007
Cont'd....	Works to upgrade Tobermaclugg Stream between the SDZ lands and the N4 including the upgrade of Tubber Lane surface water drain.	Preliminary design works have been carried out and works are expected to commence 2008.
<b>Phase 3 1801 – 2600 dwellings</b>	Development of first phase of Adamstown District Centre Phase to include 3000 sq.m. of retail floorspace.	Planning application for the first phase of the District Centre is expected early 2008.
	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.

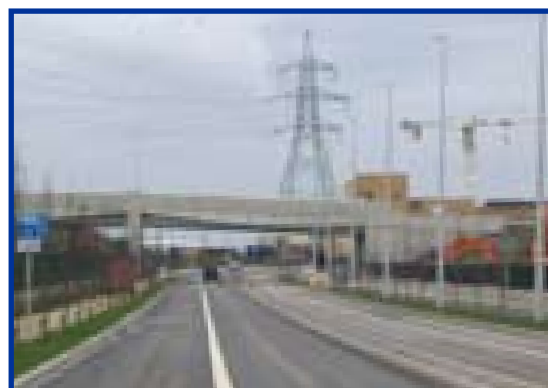
<b>Phase 4 2601 – 3400 dwellings</b>	Construction of post primary school with a minimum of 12no. classrooms of permanent construction.	Planning permission has now been granted for the post primary school. Construction work is expected to commence early 2008. The school is scheduled for completion for September 2009.
	Tandy's Lane Park.	An international design competition for the Tandy's lane park and the Airlie Stud park has recently concluded, and the winning designs have been selected.

In addition to the significant progress made on 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 2007
<b>Phase 6 4201 – 5000 dwellings</b>	Central Boulevard Urban Park.	A number of pre-planning meetings have been carried out in relation to the first phase of the Central Boulevard Park. A planning application is expected 2008 for the first phase (southern section) of the park.
<b>Phase 7 5001 – 5800 dwellings</b>	Airlie Park.	An international design competition for the Tandy's lane park and the Airlie Stud park has recently concluded, and the winning designs have been selected.



*Newcastle R120 improvement works*



*Adamstown Link Road with QBC and R120 Newcastle Road Overbridge*



### Initiatives and Support Strategies

While the Adamstown SDZ Planning Scheme provides a robust framework for the development of Adamstown, the Adamstown Project Team continues to support its detailed delivery and implementation by developing strategies and initiatives. A brief overview of a number of key areas of work developed over the course of 2007, is set out here.

#### **Strategy for the delivery of Social and Affordable Housing:**

The Planning Scheme requires that 15% of all homes in Adamstown should be either social and/or affordable units. The Planning Scheme requires this provision throughout each of the eleven development areas. An initial Draft Strategy was developed in 2005 to inform the roll out of social and affordable housing. Significant work took place in 2006 and 2007 in testing and analysing this to ensure that it will deliver both the quantity and quality of social and affordable housing envisaged by the Council.

Detailed consultation on the social and affordable housing strategy has taken place in conjunction with South Dublin County Council's Housing Department and the Adamstown Developers. Discussions have been based around determining the location and type of housing required, while ensuring sufficient flexibility within the scheme, on the financial aspects of its delivery and on the potential involvement of voluntary housing associations. The discussions included an evaluation of the likely future specialist housing needs in Adamstown such as housing for the elderly and disabled. The initial strategy is now being refined by the Project Team in conjunction with the Housing Department to ensure a more relevant and robust document to safeguard the rollout of social and affordable housing.

In the meantime, social & affordable housing units are continuing to be identified as proposals for residential development come forward. The first affordable units within the Paddocks development have now been sold, while the first allocation of affordable housing units in Adamstown Castle have been completed and snagged and will be available for occupation in early 2008. Information on the release of social and affordable units will be available on the South Dublin County Council website [www.propertypath.ie](http://www.propertypath.ie).

#### **Draft Adamstown Materials Strategy**

During 2007 significant work has been done on advancing the Adamstown Materials Strategy. The draft strategy sets out guidelines for the treatment of the public realm, such as roads, paths, street planting, lighting and parking bays throughout Adamstown to ensure that the public realm forms a coherent and legible whole. The draft document provides strategic guidance on the treatment of key aspects of public realm. The strategy is primarily concerned with maintaining high quality and robust finishes throughout Adamstown, with consistency along primary strategic routes and in major open areas, whilst allowing sufficient variety within character areas, such as residential neighbourhoods, parks and home zones to ensure a distinctive character. The strategy is largely complete and will be finalised in early 2008.

#### **Library and Civic Building**

The proposed Adamstown District Centre (Reg. Ref. SDZ08A/0002) incorporates a Library and Civic building containing over 2500sq.meters of community floor space. The Civic Centre is intended to be an exciting and accessible building at the heart of the community. The building will be situated centrally within the District Centre and is designed and positioned to provide a civic focus and point of orientation within the District Centre.

The building design emerged following a lengthy design process that involved South Dublin County Councils Planning, Community and Architecture Departments. The Civic Building will include an entrance foyer at ground level that will extend upward to a Library that occupies the entire first floor of the buildings. The Library is designed to draw life in from the adjoining squares and streets. Large areas of glazing (glass) at ground and first floors and a number of recessed garden areas at upper levels create a visual link between indoors and out. A youth café is proposed at ground level with independent access from one of the primary commercial streets within the District Centre.



*Photomontage image of proposed District Centre  
(courtesy of Castlethorn Construction)*

#### **Updated Adamstown Cycle Links Strategy (December 2007)**

The Adamstown Cycle Links Strategy was initially developed in September 2005 to provide guidance on the location and design of cycle links in Adamstown in order to facilitate the emergence of a comprehensive network of cycle links. The Planning Scheme requires that future development proposals maximise pedestrian and cyclist access to services and facilities and in particular, the local and strategic public transport network. This is to be achieved through the provision of a network of direct, safe, secure and pleasant pedestrian and cycle routes in the form of a permeable grid at regular intervals. The updated Cycle Links Strategy builds on the guidance set out in the initial Scheme, taking account of existing and permitted development to date and detailing a range of new cycle routes and road crossing points at appropriate locations throughout Adamstown.

## Working with the Adamstown developers during 2007

### Working with the Adamstown developers -

The delivery of infrastructure and residential and commercial development within Adamstown will be undertaken primarily by private developers. There are three main developers/landowners within Adamstown at present, who are engaged in implementing the SDZ Planning Scheme :

- Castlethorn Construction
- Maplewood Homes
- Tierra Ltd

These 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. To date this has proved critical to the successful provision of infrastructure. In many instances the provision of infrastructure has been delivered in advance of the Planning Scheme requirements and on-going work continues on many of the large key elements of infrastructure that will be required for the future phases.

### A Word from the Developers

2007 was another busy year for the developers at Adamstown, with the ongoing significant investment in key infrastructure projects, bringing added value for new and existing residents alike.

Feedback from our residents and the public in general has been hugely positive towards the Adamstown model and specifically to the strategic delivery of vital infrastructural components and community services in tandem with housing, such as the train station and the first primary school.

Confidence in the development is also clearly evident on the ground as new residents continually convey to us their appreciation of the early delivery of the vital non-residential components that form a new town.

The Developers continued to support the growing needs of the new community of Adamstown and worked closely with the Community Services Department of South Dublin County Council in 2007 on several initiatives.

Activity on the housing front remains strong for both Maplewood and Castlethorn. Sales and development have progressed at a steady rate throughout, exceeding expectations in some cases.

### Maplewood Homes

Maplewood enjoyed a very successful second launch of the Paddocks in Spring 2007 and by Autumn the vast majority of units in Phase 1 and 2 had sold out. The scheme included an extensive showhouse complex that featured on RTE's "Showhouse" television programme in the Spring. Some 120 new homes have been occupied in The Paddocks since May and construction has commenced on phase 2 in recent months.

2008 will see the continued build-out of the scheme with a planning application for Phase 3 imminent. The planning process is also well into fruition for the Somerton phase of development at the north eastern edge of the SDZ.

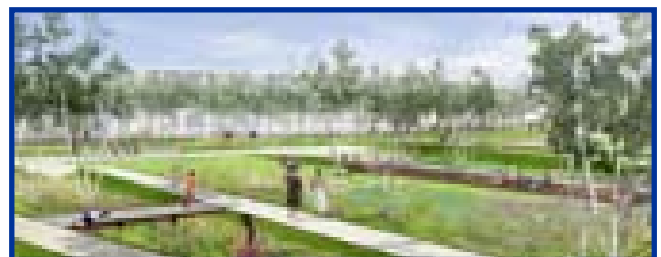
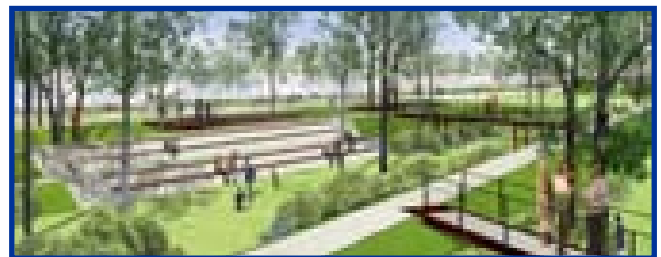
### Castlethorn Construction

Castlethorn Construction successfully launched its Adamstown Square and Sentinel developments in Spring 2007. Construction continues apace on the completion of Castlethorn's sold-out 'Adamstown Castle' housing phase, where 355 new homes have been occupied to-date. It is expected that the full 600 homes within Adamstown Castle, will be occupied by Summer 2008. Adamstown Square (phase 2) occupations are expected to commence in the Autumn of 2008.



### Landscape Design Competition

During 2007 the developers commissioned a Landscape design, competition for both Airlie Stud Park and Tandys Lane Park. The winner's of the competition were recently announced as Dublin based landscape architects Foley & Salles, who beat off stiff competition to claim the prize. Both designs are created to form part of a coherent network of high quality open space within Adamstown, and provide for active and calmer passive spaces. The developer hopes to begin development of these parks over the Autumn/Winter of 2008.



*Photomontage image of potential layout of Airlie Stud park (courtesy of Castlethorn Construction)*

During 2007 extensive pre-planning discussions and design work was carried out in preparation of the Adamstown District Centre application. The developers expect to be in a position to lodge a planning application for the Adamstown District Centre early in 2008.

## LOOKING AHEAD TO 2008

Looking ahead to 2008, we expect that the roll out of infrastructure and development in Adamstown will continue at a steady pace.

On the infrastructure front, projects that have been in gestation over the past year will be completed. The Adamstown Castle Crèche and the St. John the Evangelist National School building are due to open in February 2008. The Tobermaclugg Drainage Pumping Station is scheduled for completion in autumn 2008. An Electrical Transformer station, which is required to ensure that an adequate electricity supply will be provided, is at an advanced stage and is due for completion in late 2008. The Sentinel 'Landmark' building containing 4 retail/commercial units is due for completion later in 2008. Significant works are also ongoing on the internal strategic road network.

Work will also continue in order to bring forward key pieces of infrastructure. In particular, a planning application for a sports and leisure building is expected in 2008. It is also likely that significant progress will be made in bringing forward the permitted secondary school and first community centre within Adamstown.



*Photomontage image of proposed District Centre (courtesy of Castlethorn Construction)*

On the commercial development front, 2008 will see a planning application for the first phase of the Adamstown District Centre. The District Centre has been the source of significant master planning and design work over the past two years and will provide a heart to Adamstown. The proposed district centre is the primary focus for shopping, services, leisure, employment and community uses, in addition to providing a significant residential element. Facilities within the district centre will include a library, medical centre and cinema. The Adamstown developers have also had ongoing discussions with the Catholic, Methodist, and Presbyterian Churches and the Church of Ireland, with a view to providing a multi-faith place of worship within the new Adamstown District Centre. A planning application for the first phase of the Adamstown District Centre is expected to be lodged in January 2008

"Kairos" – a new 'Spirituality Centre' is scheduled to open in Adamstown in early 2008. Sister Mary Ward will reside at the Centre and it will be a place of peace and spiritual growth for those in search of a deeper sense of prayer and spirituality.

In tandem with this, more residents will be moving into the northern and southern areas of Adamstown over the course of 2008. Having substantially completed the first residential neighbourhoods of The Paddocks Phase 1 and Adamstown Castle in 2007, it is likely that the focus for further residential development will be in phase 2 of the Paddocks and Adamstown Square, close to the District Centre.

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

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

Contact the **Adamstown Project Team** at  
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