

PHASING AND IMPLEMENTATION



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4.0 PHASING AND IMPLEMENTATION

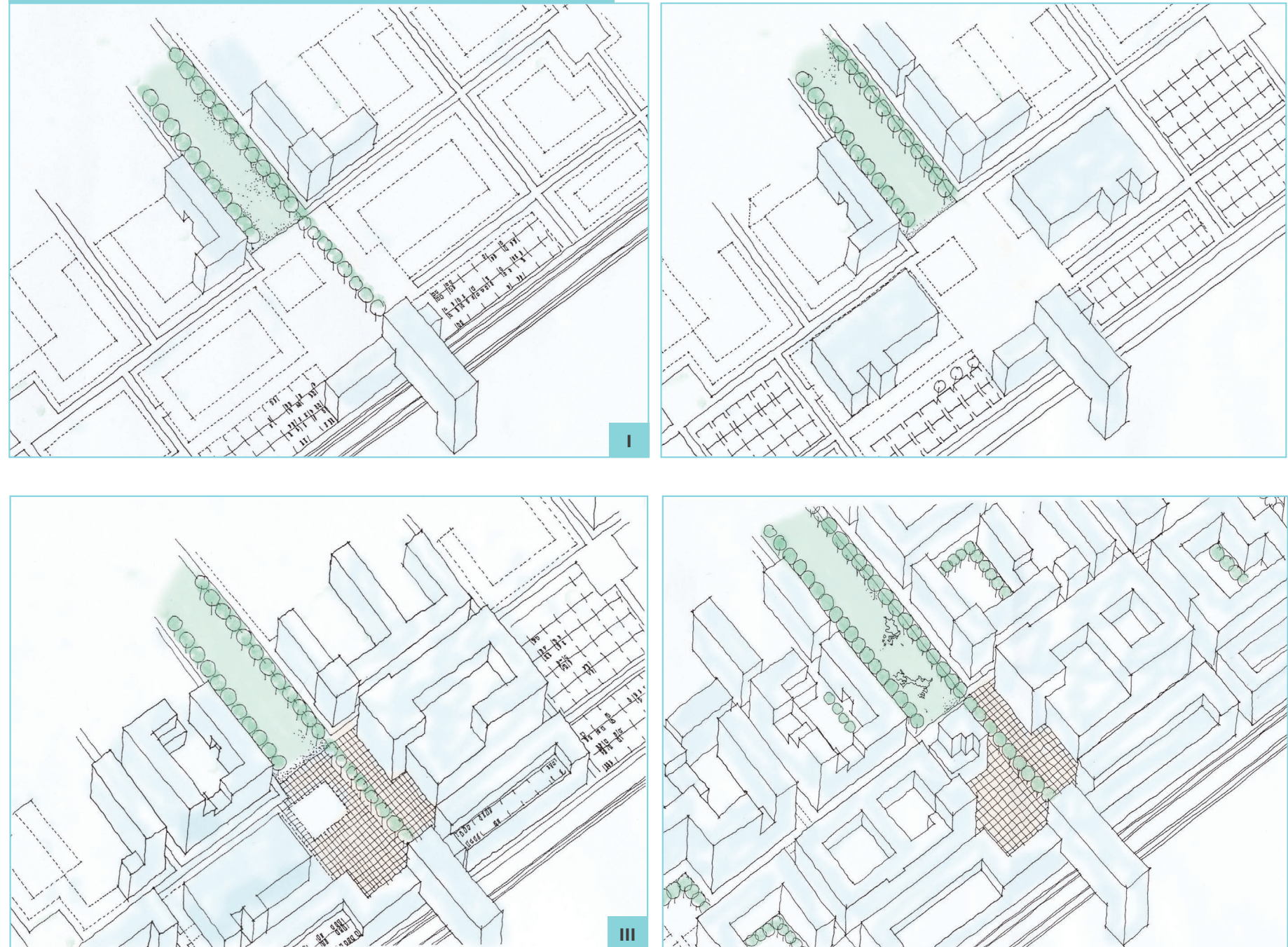
4.1 Concept

- 4.1.1 It is proposed that all development within the Adamstown SDZ be subject to a schedule of phasing. The purpose of phasing is to ensure that infrastructure, services, facilities and amenities are provided together with residential development.
- 4.1.2 The proposed phasing schedule is based on the premise that the number of dwelling units that may be permitted in each phase of development is dependent on a predetermined amount of works to provide infrastructure, services, facilities and amenities having been completed to serve each phase.
- 4.1.3 This is considered appropriate in the context of a Strategic Development Zone, given that any planning application that is in compliance with the approved Planning Scheme will receive a final grant of planning permission within eight weeks. Construction may commence immediately thereafter.

4.2 Sequence

- 4.2.1 To ensure flexibility, the proposed phasing schedule is sequential rather than time-specific. There are thirteen sequential phases of development in the Adamstown Planning Scheme, with the critical first phase being split into phases 1A and 1B. Phase 1 comprises 1,000 units, evenly split between the two sub-phases. The remaining phases with the exception of the last phase, which allows for maximum roll out of the scheme, each have 800 units.
- 4.2.2 A 'Roll - Over' mechanism may operate between any two phases. In the event of the maximum permissible number of units being completed before the required facilities and infrastructure in any phase, a 'Roll - Over' of up to 200 dwelling units may be constructed in the following phase, subject to planning permission. These residential units may not be occupied until the required facilities and infrastructure in the previous phase have been completed.
- 4.2.3 The thirteen sequential phases facilitate a gradual east-west progression across the SDZ lands. Prior to the completion of phase seven or between 5,001-5,800 dwelling units, all of the SDZ lands will have been opened up for development and all major public transportation, external road links internal road loops and sanitary services infrastructure will have been completed.
- 4.2.4 Phases eight to ten allow for consolidation and completion of development throughout Adamstown and prior to the commencement of phase eleven, or more than 8,200 dwelling units, all infrastructure, services, facilities and amenities necessary to facilitate the minimum required quantum of residential development in the SDZ will have been completed.
- 4.2.5 Phases eleven to thirteen comprise further intensification that allow additional residential development up to the permitted Planning Scheme ceiling of 8,905 dwelling units. The key elements of the proposed phasing sequence are illustrated and described on the following pages.

Figure 4.1 Indicative Phased Development of Adamstown District Centre



Phase	Extent of Development	Infrastructure, Services, Facilities and Amenities
Phase 1A allowed for development to commence at two separate locations on the east of the SDZ lands and required completion of:		
1A	0-500 dwellings	<p>The upgrade of the R120 Newcastle Road to 9 metre distributor road standard with footpath on both sides adjoining the Adamstown Castle and Somerton development areas and the Finnstown House Hotel. (Complete)</p> <p>One side of the Adamstown Link Road i.e. the road linking Adamstown to the Outer Ring Road (ORR) as a haul road to include a new bridge over the railway and Adamstown Link Road on the R120 Lock/ Newcastle Road. (Complete)</p> <p>A new junction on the R120 Newcastle Road at Adamstown Castle. (Complete)</p> <p>The initial section of the Main Adamstown Station Road as far as its junction with the Adamstown Link Road. (Complete)</p> <p>The initial northern section of Loop Road #1 to replace the acute bend on the existing north-eastern section of Tandy's Lane. (Complete)</p> <p>The Lucan-Palmerstown High Level Water Supply Scheme (not illustrated). (Complete)</p> <p>Pro-rata childcare provision as per the Planning Scheme (not illustrated) (Complete)</p>

Phase	Extent of Development	Infrastructure, Services, Facilities and Amenities
PHASE COMPLETE: Phase 1B allowed for further development at two separate locations on the east of the SDZ lands and required completion of:-		
1B	501-1,000 dwellings	<p>The Outer Ring Road (ORR) between the N4 and the N7 (not illustrated);</p> <p>One side of the Adamstown Link Road i.e. the road linking Adamstown to the Outer Ring Road (ORR) as a two-way single carriageway road;</p> <p>The Main Adamstown Station Road;</p> <p>Adamstown Railway Station and surface park and ride car park to a basic operational standard;</p> <p>The remaining parts of Loop Road #1 as a haul road;</p> <p>The provision of surface water works required for the northeast and southeast drainage catchments on a pro-rata basis in the context of the overall catchment surface water drainage strategies (not illustrated). These works must be completed in full by Phase 7;</p> <p>Pro-rata childcare provision as per the Planning Scheme (not illustrated);</p>

Key

SDZ Planning Scheme Boundary		Dedicated QBC Busway	
Adamstown Railway Station		Long Term Road Proposals (As per CDP 2010-2016)	
Railway Track Line		Cellbridge Link Road (As per 2008 Agreement)	
Tobermaclugg Pump Station		Flexible Use Building (to illustrate District and Local Centres)	
Finished Road		Schools/Civic Building	
Haul Road		Surface Park and Ride Complete	
Upgrade Existing Road and Footpath		Major Parks	

Figure 4.2 Phase 1A

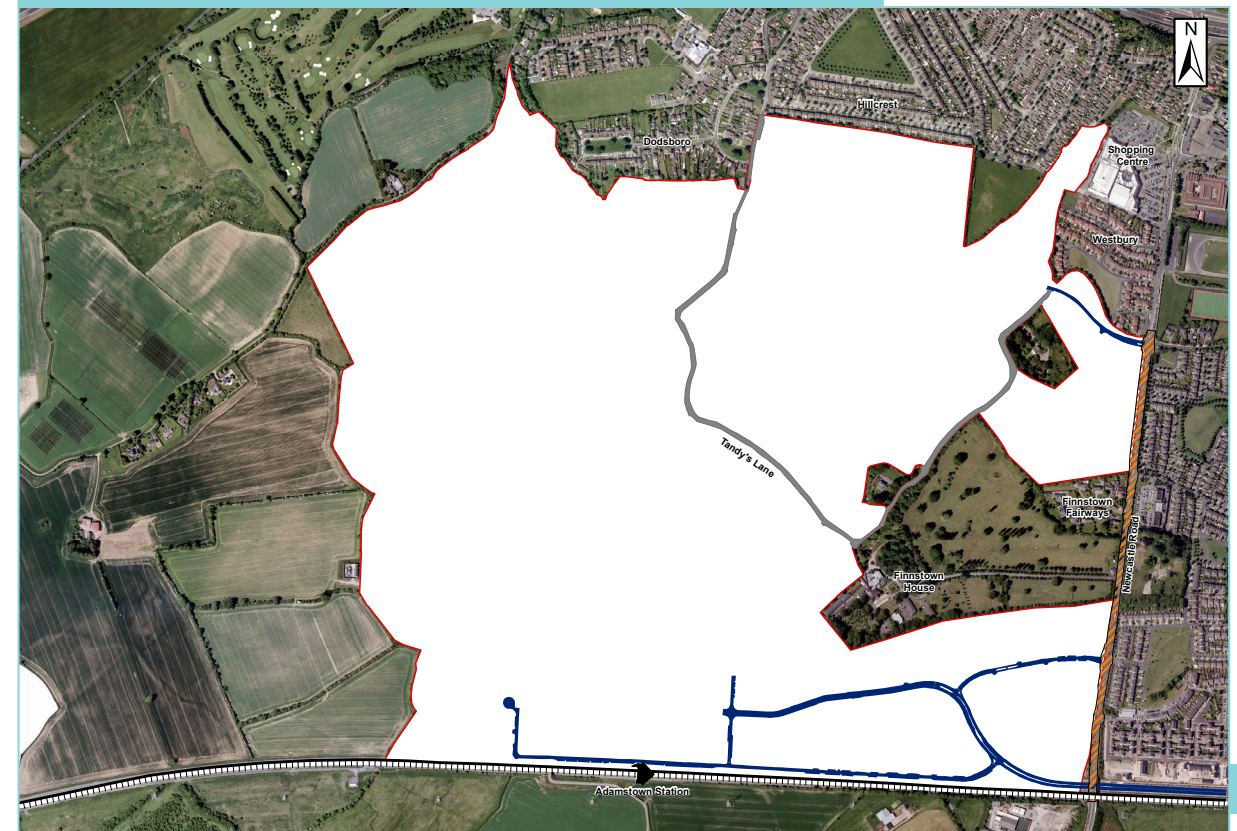


Figure 4.3 Phase 1B

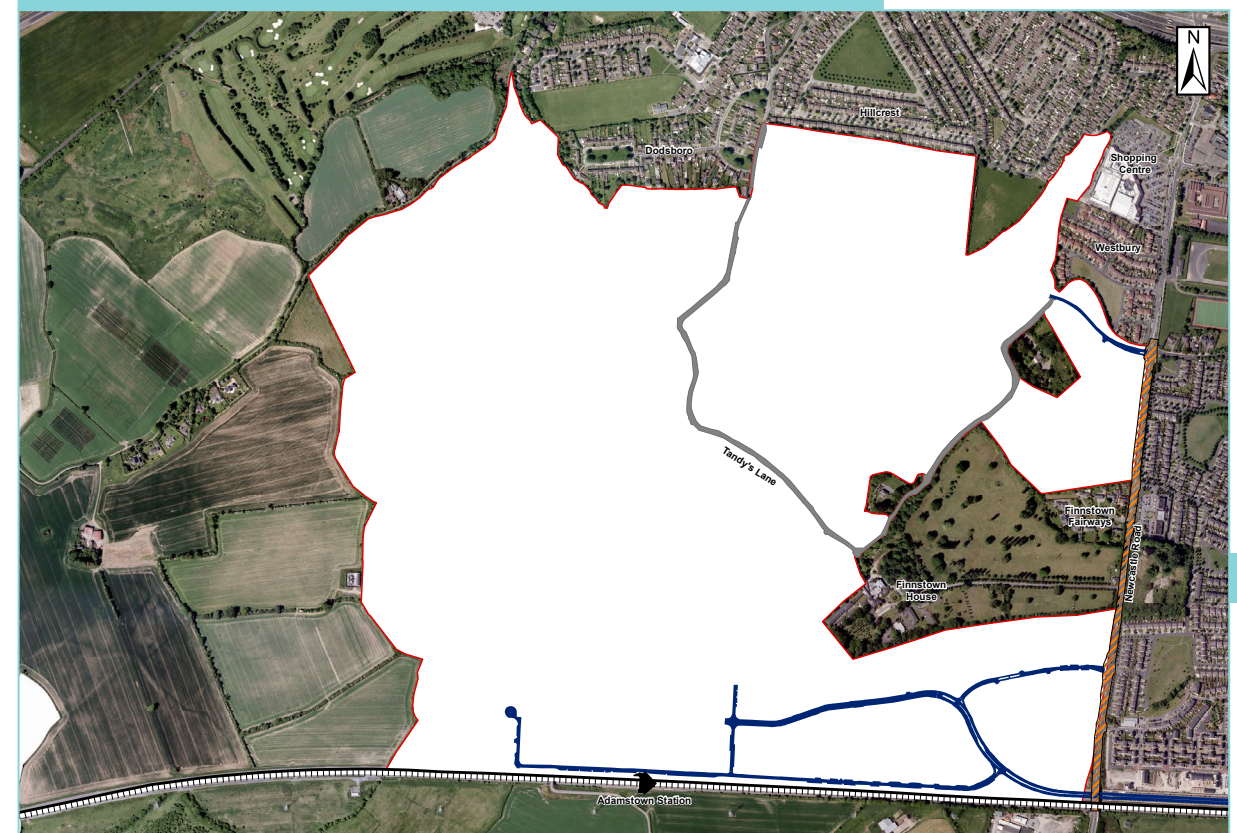


Figure 4.4 Phase 2

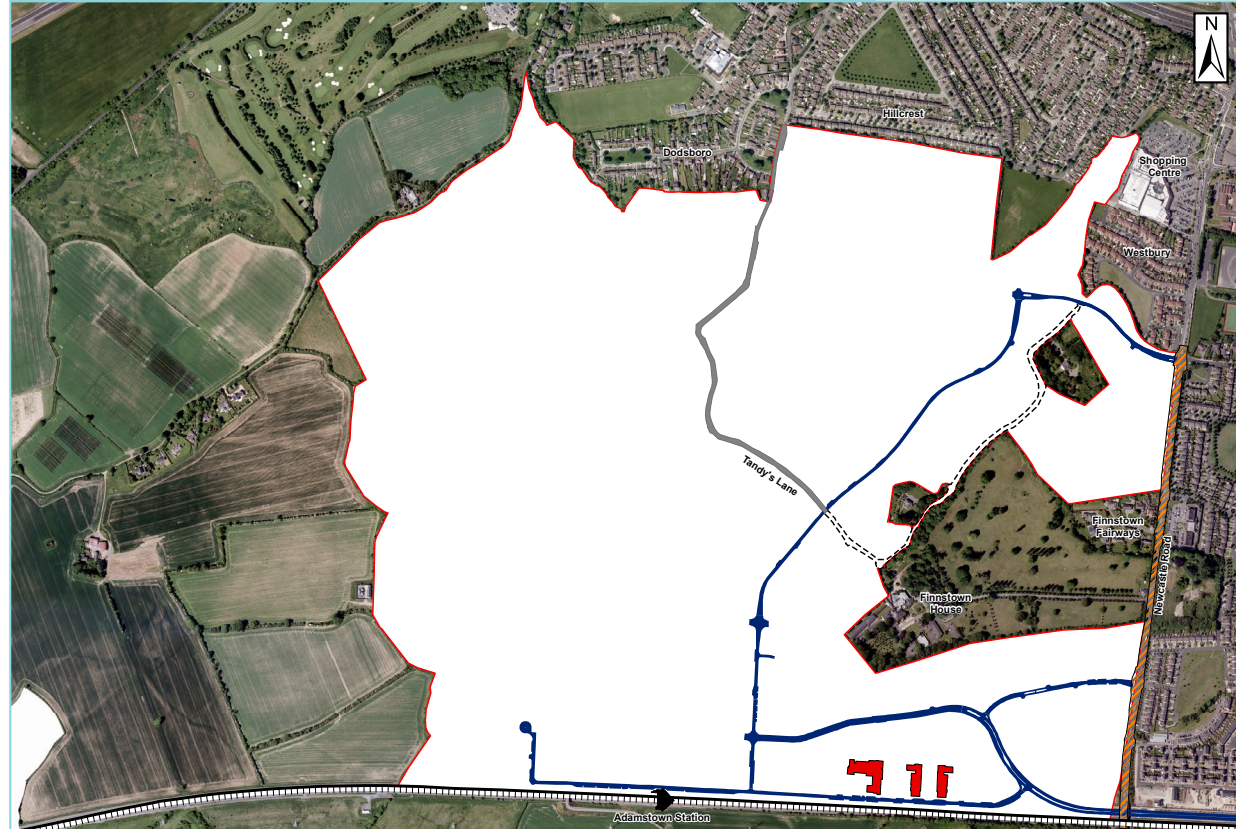
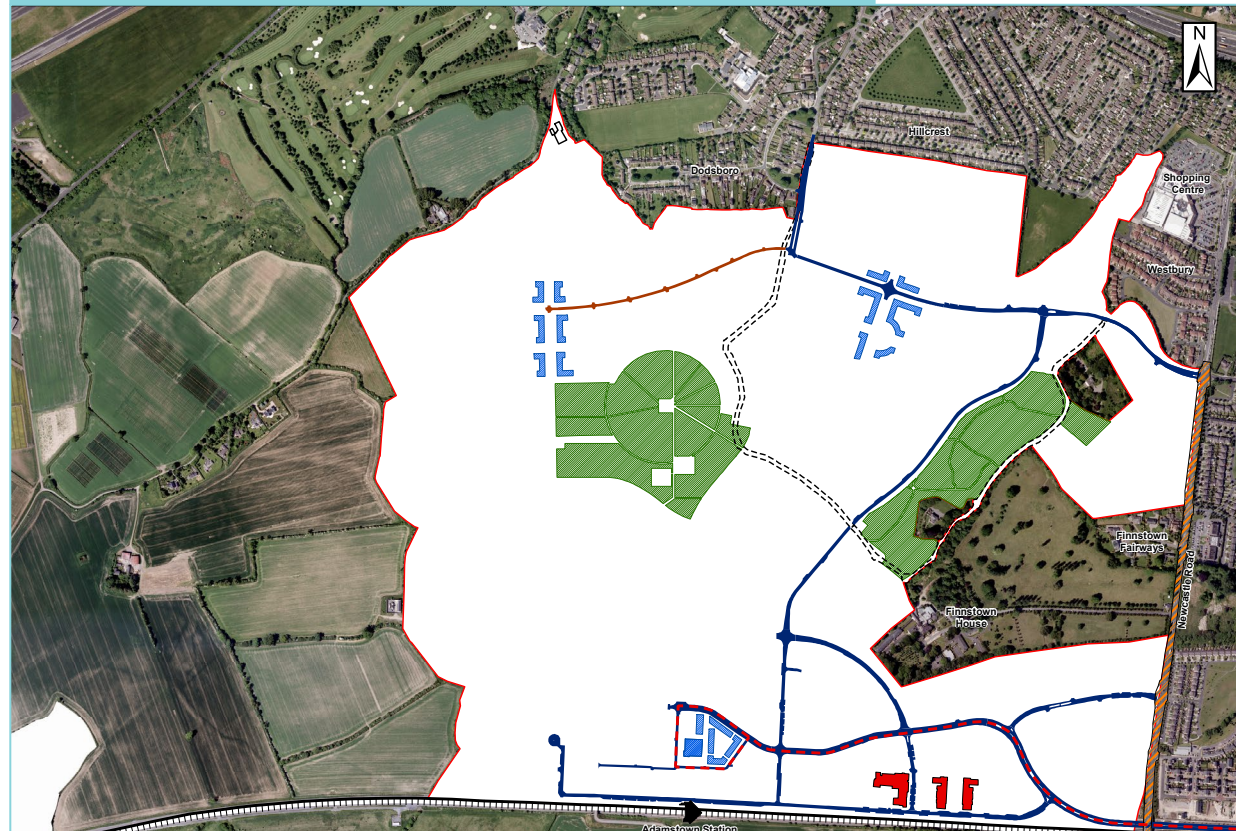


Figure 4.5 Phase 3



Phase	Extent of Development	Infrastructure, Services, Facilities and Amenities
Phase 2 ensures that both parts of the east of the SDZ lands are linked and requires the completion of:		
2	1,001-1,800 dwellings	<p>The Adamstown Station access road adjoining the railway line as a haul road. (Complete)</p> <p>The works to upgrade the existing Lucan-Esker and Lucan Low-Level pump stations. (Complete) (not illustrated)</p> <p>Construction of Primary School #1 and #2 with a minimum of 8 no. classrooms of permanent construction (illustrated) or, construction of a Secondary School with a minimum of 12 no. class rooms of permanent construction. (Primary School #1 and #2, and Secondary School (Complete)</p> <p>Community Centre:</p> <p>Option One: One community centre with a minimum floor area of 1,200 square metres shall be provided at Adamstown in Phase 2. This facility shall incorporate a community sports hall (33 metres by 18 metres), four number multi-purpose meeting rooms, a kitchenette and toilet facilities. (not illustrated)</p> <p>OR</p> <p>Option Two: a school sports hall (minimum 600 square metres) shall be provide in Phase 2 and this shall provide for community use, and in addition a 600 square metres community centre (four number multi-purpose meeting rooms, toilet facilities and kitchenette) (not illustrated)</p> <p>Provision of All Weather Pitch with minimum floor area of 2,000 sq.m (not illustrated)</p> <p>Loop Road #1. Alternative access arrangements for existing eastern section of Tandy's Lane to be determined by the Planning Authority in consultation with the residents of that section of the Lane.</p> <p>The provision of surface water drainage on a pro-rata basis.(not illustrated)</p> <p>The completion of the Newcastle Road (R120) study as part of an overall Lucan Movement Framework Plan.</p>

Phase	Extent of Development	Infrastructure, Services, Facilities and Amenities
Phase 3 supports the consolidation of development on the east of the SDZ lands and requires completion of:		
3	1,801-2,600 dwellings	<p>Both sides of the Adamstown Link Road i.e. the road linking Adamstown to the ORR to provide a two-way dedicated QBC busway in addition to a two-way single carriageway road; (Complete)</p> <p>Adamstown Station Access road adjoining the railway line. (Complete)</p> <p>Part of the northern section of Loop Road #3 as a haul road to facilitate construction of the Tobermaclugg Pump Station. (Complete)</p> <p>The northern section of Loop Road #2 to replace the existing western section of Tandy's Lane.</p> <p>Tobermaclugg pump station, associated overflow management measures and rising mains (pump station illustrated) (Complete)</p> <p>Works to upgrade Tobermaclugg Stream between the SDZ lands and the N4 to include upgrading the Tubber Lane surface water drain, regrading sections of the channel and enhancing the capacity of the N4 culvert (not illustrated). (Complete)</p> <p>A dedicated QBC busway on Adamstown Avenue (from Outer Ring Road to Adamstown Park) (Complete)</p> <p>Commencement of Tandy's Lane Park OR commencement of Airlie Park</p> <p>Provision of minimum floor space of Tandy's Lane Village OR Tobermaclugg Local Centre (1,620 sq.m or 1,800 sq.m)</p> <p>OR</p> <p>Minimum 1,800 sq.m floorspace provision in the District Centre.</p> <p>The eastern section of the Loop Road around Adamstown District Centre.</p> <p>A District Centre busway loop road adjoining Adamstown Station.</p> <p>The provision of a minimum of 65 full time childcare spaces. (not illustrated)</p> <p>The provision of surface water drainage on a pro-rata basis. (not illustrated)</p> <p>Any necessary improvement works to the Newcastle Road (R120) between Adamstown and the N4 arising from the Newcastle Road Study. (not illustrated)</p>

Phase	Extent of Development	Infrastructure, Services, Facilities and Amenities
Phase 4 allows development to extend to the centre and northwest of the SDZ lands and requires completion of:-		
4	2,601-3,400 dwellings	<p>Construction of a Secondary School with a minimum of 12 no. classrooms of permanent construction (illustrated) if not constructed as part of Phase 2, or, construction of Primary School #1 and #2 with a minimum of 8 no. classrooms, of permanent construction. (Primary School #1 and #2 and, Secondary School Complete).</p> <p>Completion of Park commenced (Airlie or Tandy's Lane) in Phase 3 including pitches/courts, play facilities, landscaping and footpaths.</p> <p>The Link Road to the rear of the existing Lucan District Centre with pedestrian/cycle or vehicular access to the centre. (not illustrated)</p> <p>The northernmost, central and southernmost sections of the central spine of Loop Road #2 (Adamstown Boulevard) and provision of a dedicated QBC Busway.</p> <p>Part of the northern section of Loop Road #3.</p> <p>Two cross links between Loop Roads #1 and #2, one of which comprises the north eastern section of the Loop Road around Adamstown District Centre.</p> <p>The provision of surface water drainage on a pro-rata basis. (not illustrated)</p>

Phase	Extent of Development	Infrastructure, Services, Facilities and Amenities
Phase 5 ensures further links between the north and south of the SDZ lands and requires the completion of:		
5	3,401-4,200 dwellings	<p>Health Centre (not illustrated)</p> <p>Commencement of Tandy's Lane Park OR Commencement of Airlie Park (whichever has not been provided in phases 3-4).</p> <p>Provision of minimum floor space of Tandy's Lane Village OR Tobermaclugg Local Centre (1,620 sq.m or 1,800 sq.m).</p> <p>OR</p> <p>Minimum 3,600 sq.m floorspace provision in the District Centre.</p> <p>The north western section of the Loop Road around Adamstown District Centre.</p> <p>A District Centre busway loop road adjoining Adamstown Station (if not yet provided).</p> <p>Provision of a minimum of 65 full-time childcare spaces. (not illustrated)</p> <p>Site made available for primary school No. 3 (min 16 classrooms)</p> <p>The doubling of the Dublin-Kildare suburban railway. (Complete)</p> <p>Adamstown Railway Station. (Complete)</p> <p>Further assessment of sewerage works and the works to upgrade the 9B sewer if required at this phase or a later one specified by the Development Agency arising from the assessment.</p> <p>The provision of surface water drainage on a pro-rata basis. (not illustrated)</p> <p>New Junction on the R403 Celbridge Road.</p> <p>Celbridge Road Link and Remaining Section of Northern Part of Loop Road #3 as haul roads where 400units or more are provided in the four development areas shown on Figure 4.7a</p>

Figure 4.6 Phase 4

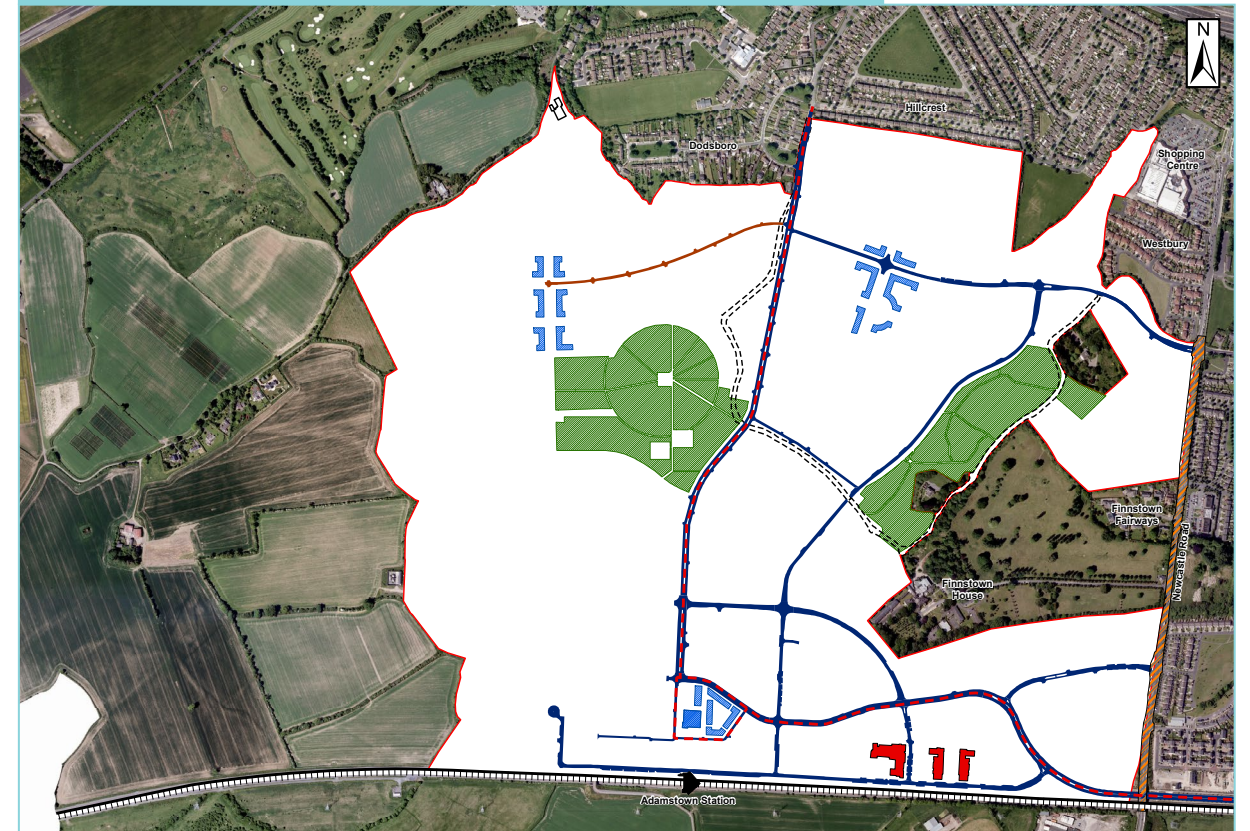


Figure 4.7 Phase 5

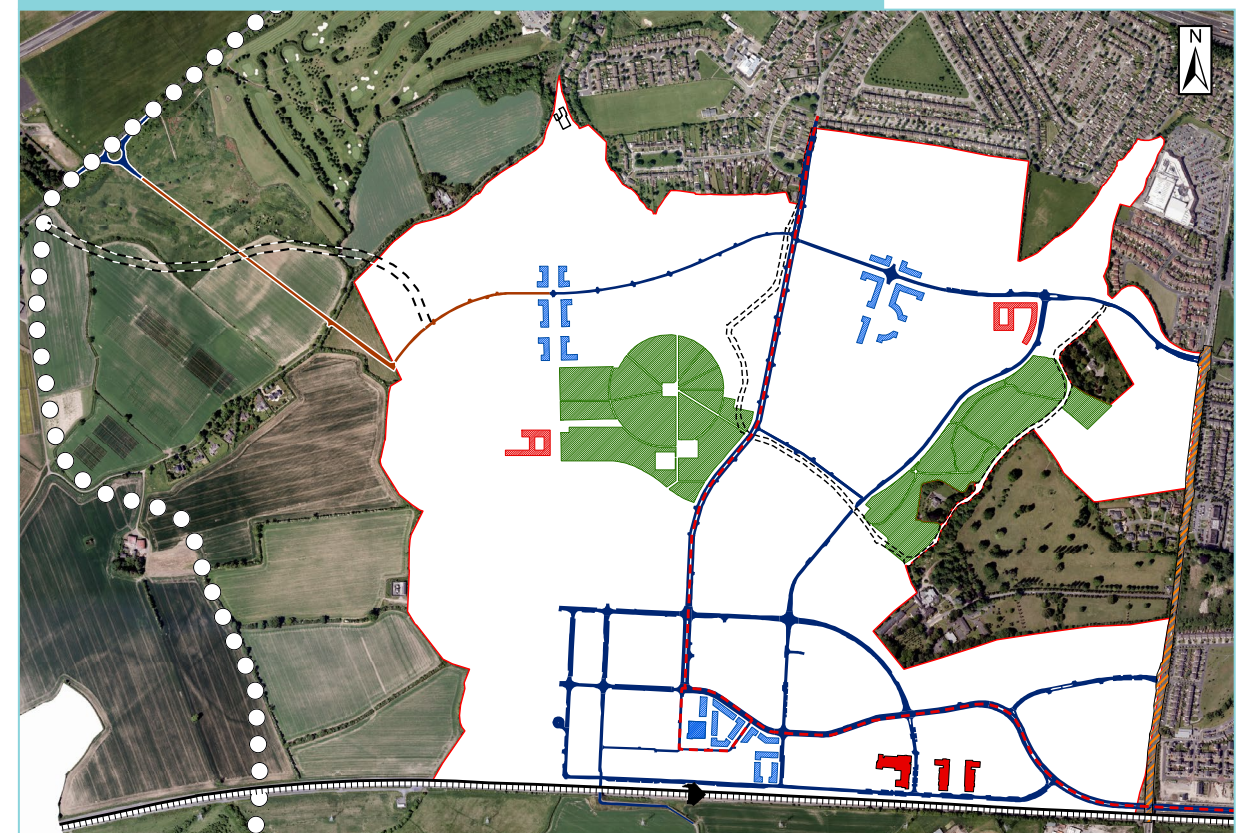
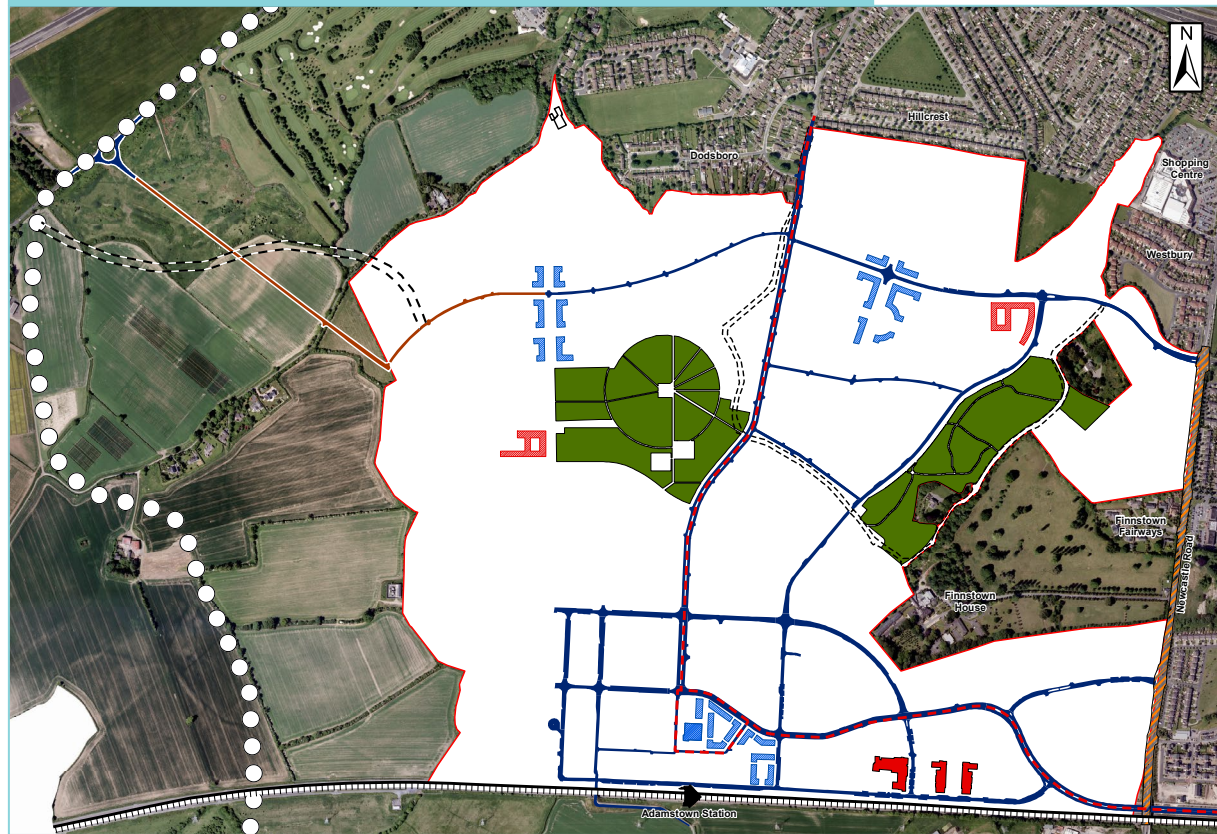
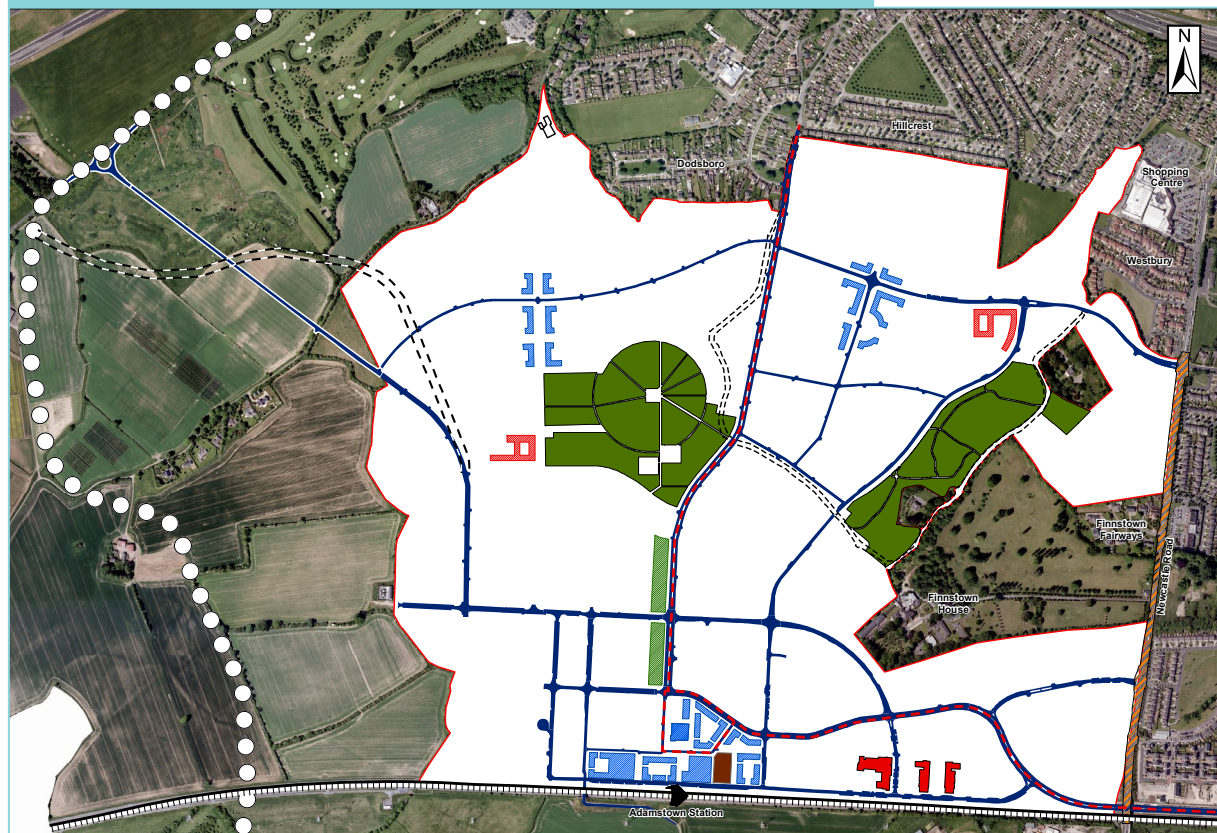


Figure 4.8 Phase 6



Phase	Extent of Development	Infrastructure, Services, Facilities and Amenities
Phase 6 supports further consolidation of development on the east and centre of the SDZ lands and requires completion of :		
6	4,201-5,000 dwellings	A further cross link road between Loop Roads #1 and #2. Opening of primary school No. 3 (min 16 classrooms). Provision of Civic Centre/Library Building. (not illustrated) Completion of Park commenced (Airlie or Tandy's Lane) in Phase 5 including pitches/courts, play facilities, landscaping and footpaths. The provision of surface water drainage on a pro-rata basis.(not illustrated) Celbridge Road Link and Remaining Section of Northern Part of Loop Road #3 as haul roads (if not already provided) where 400 units or more are provided in the four development areas shown on Figure 4.7a.

Figure 4.9 Phase 7



Phase	Extent of Development	Infrastructure, Services, Facilities and Amenities
Phase 7 allows development to extend to the west of the SDZ lands and requires completion of:		
7	5,001-5,800 dwellings	Provision of minimum floor space of Tandy's Lane Village OR Tobermaclugg Local Centre (1,620 sq.m or 1,800 sq.m). OR Minimum 7,200 sq.m floorspace provision in the District Centre. The western section of the Loop Road around Adamstown District Centre. A District Centre busway loop road adjoining Adamstown Station. (if not yet provided). Provision of a minimum of 100 full time childcare spaces (not illustrated). Permanent Railway Park and Ride. Construction of a Leisure Centre with a swimming pool (not illustrated). A link road south from Loop Road around Adamstown District Centre to the west of Adamstown Station. Commencement of The Central Boulevard Urban Park. Site made available for primary school No. 4 (min 16 classrooms). All but the southernmost section of Loop Road #3. The provision of surface water drainage on a pro-rata basis. (not illustrated) The Celbridge Link Road.

Key

SDZ Planning Scheme Boundary		Dedicated QBC Busway	
Adamstown Railway Station		Long Term Road Proposals (As per CDP 2010-2016)	
Railway Track Line		Cellbridge Link Road (As per 2008 Agreement)	
Tobermaclugg Pump Station		Flexible Use Building (to illustrate District and Local Centres)	
Finished Road		Schools/Civic Building	
Haul Road		Surface Park and Ride Complete	
Upgrade Existing Road and Footpath		Major Parks	

Phase	Extent of Development	Infrastructure, Services, Facilities and Amenities
Phase 8 allows the development to continue on the west of the SDZ lands and requires completion of:		
8	5,801-6,600 dwellings	The southernmost section of Loop Road #3. A cross link road between loop roads #2 and #3 to the south of Airlie Park. Local Centre 1 if not yet already provided: Tandy's Lane OR Tobermaclugg Local Centre include required minimum retail and retail services floor area provision. (1,620sq.m or 1,800 sq.m) Provision of a minimum of 100 full time childcare spaces. (not illustrated) A link road south from the northern section of Loop Road #3 to intersect with the cross link south of Airlie Park. Opening of Primary School on site #4, with a minimum of 16 no. classrooms of permanent construction. Completion of Central Boulevard Park to include courts, landscaping, footpaths etc. Provision of an Enterprise Centre. (not illustrated)
Phase	Extent of Development	Infrastructure, Services, Facilities and Amenities
Phase 9 supports further consolidation of development on the centre and east of the SDZ lands and requires completion of :		
9	6,601-7,400 dwellings	A central north-south link between the two cross links joining Loop Roads #2 and #3 Local Centre 2 if not yet already provided: Tandy's Lane OR Tobermaclugg Local Centre to include required minimum retail and retail services floor area provision (1,620sq.m or 1,800 sq.m) Provision of a minimum of 100 full time childcare spaces. (not illustrated) Commencement of Tobermaclugg Park.

Key

SDZ Planning Scheme Boundary		Dedicated QBC Busway	
Adamstown Railway Station		Long Term Road Proposals (As per CDP 2010-2016)	
Railway Track Line		Cellbridge Link Road (As per 2008 Agreement)	
Tobermaclugg Pump Station		Flexible Use Building (to illustrate District and Local Centres)	
Finished Road		Schools/Civic Building	
Haul Road		Surface Park and Ride Complete	
Upgrade Existing Road and Footpath		Major Parks	

Figure 4.10 Phase 8

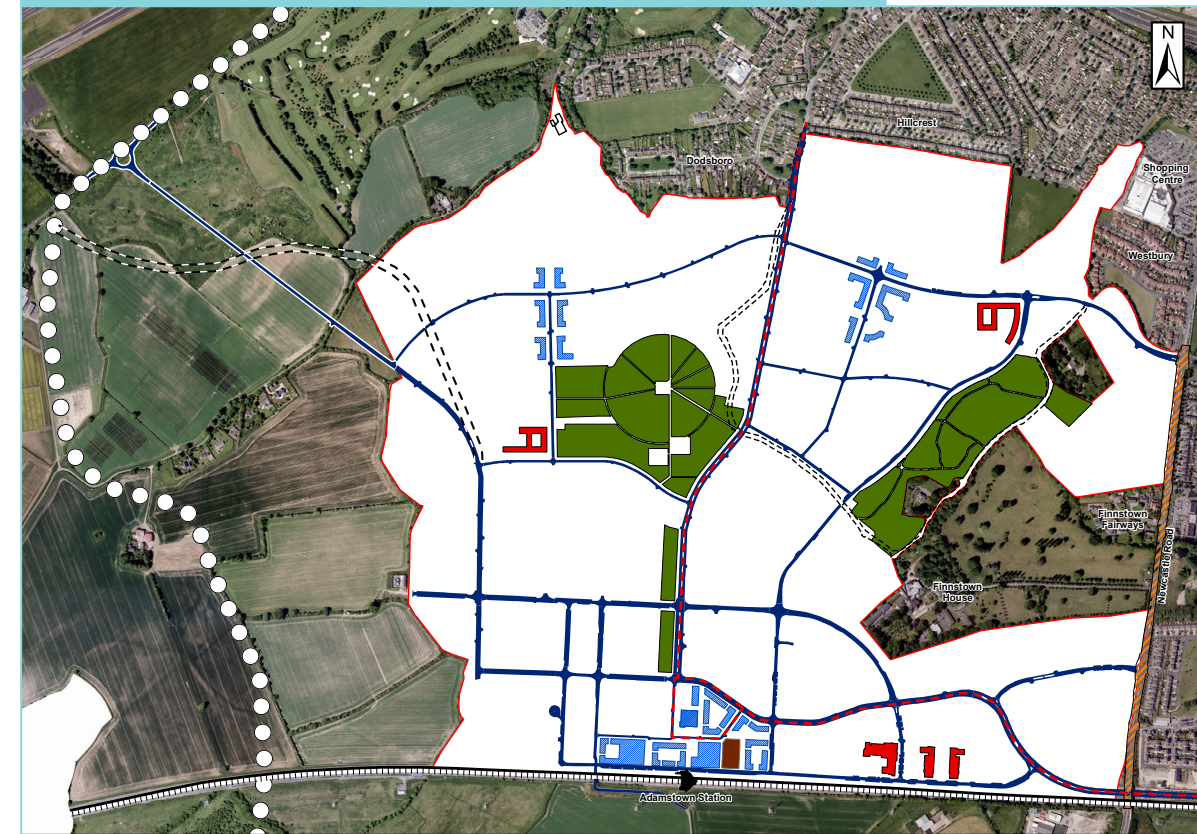
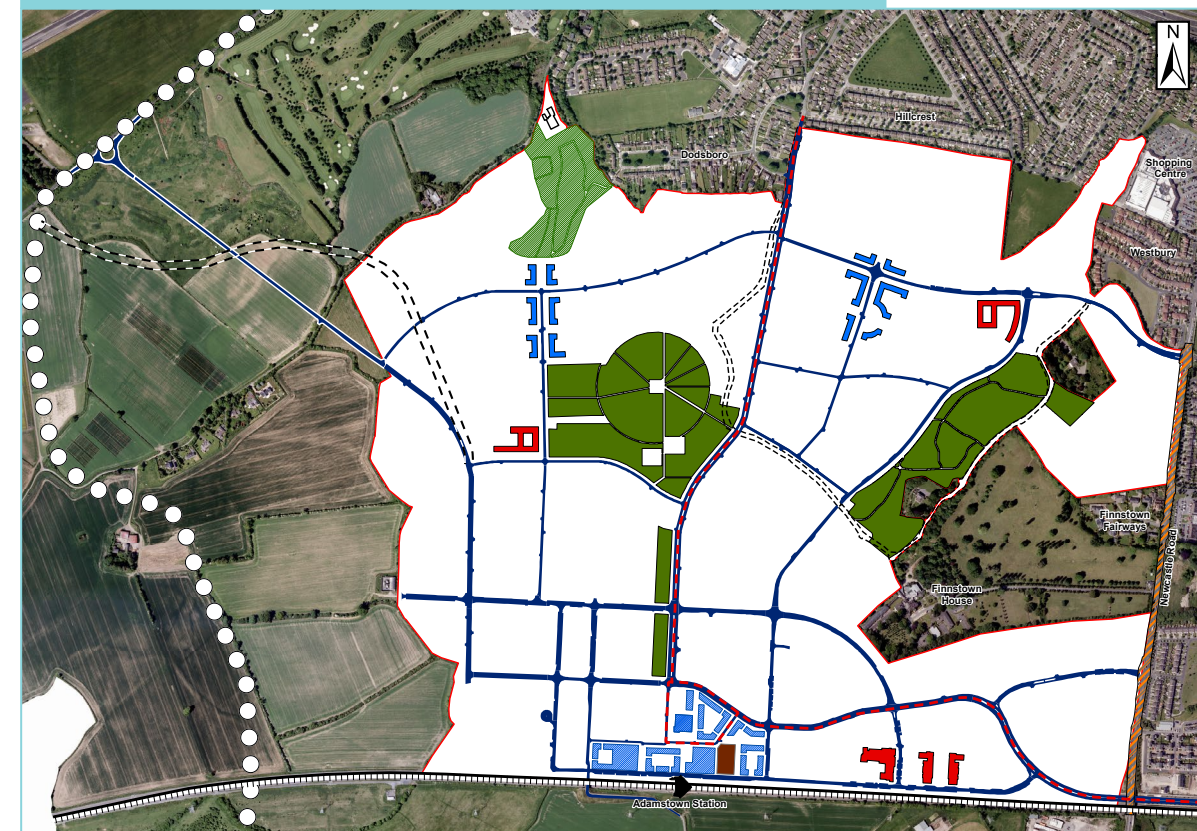


Figure 4.11 Phase 9



Phase	Extent of Development	Infrastructure, Services, Facilities and Amenities
Phases 10 & 11 comprise the completion of the development of Adamstown, including intensification up to the proposed maximum of 8,905 dwelling units.		
10	7,401-8,200 dwellings	Adamstown District Centre to provide for the remainder of the minimum requirement of retail and retail services. Provision of a min of 70 full time childcare spaces. (not illustrated) Completion of Tobermaclugg Park including pitches/courts, play facilities, landscaping and footpaths.

Phase 11-13 Further Intensification of development up to the maximum no. of dwellings, 8,905.

Figure 4.10 Phase 10

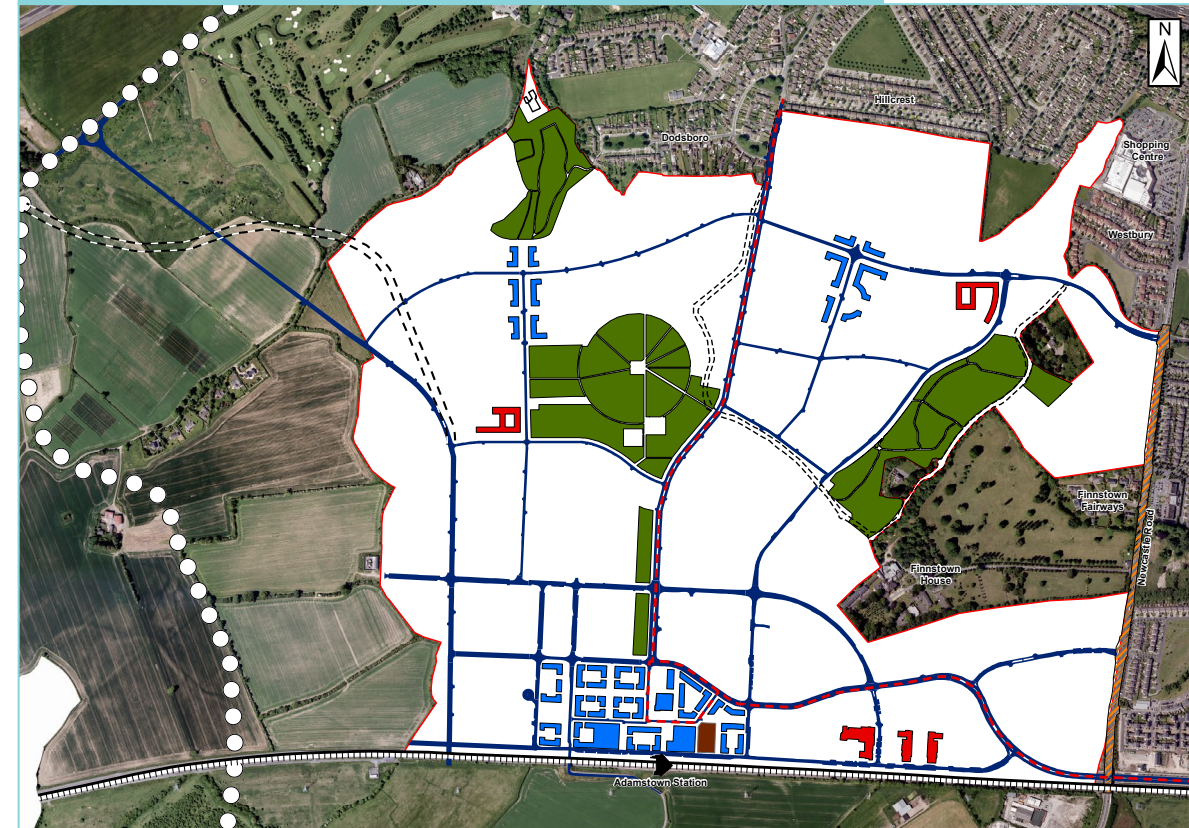
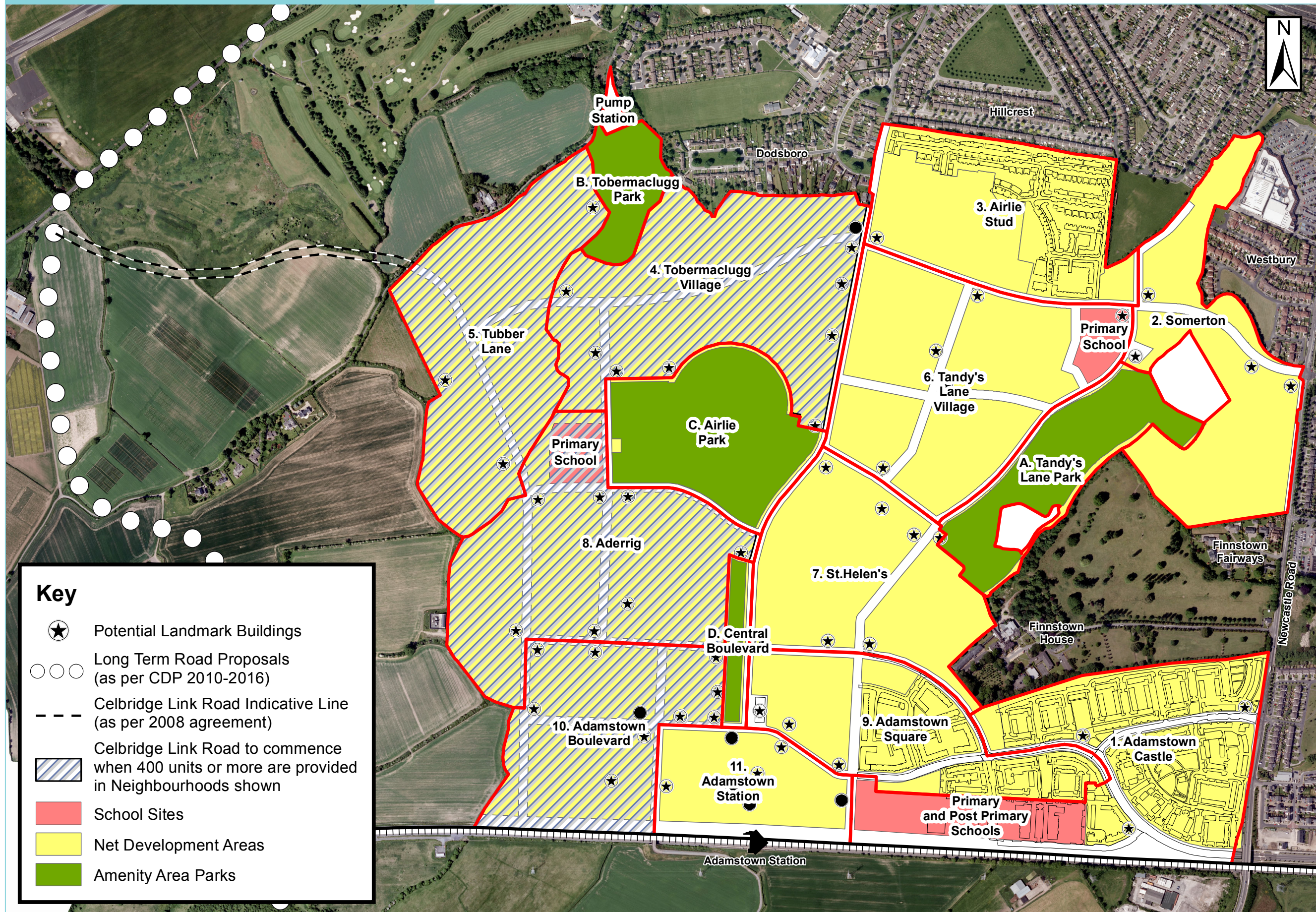


Figure 4.7a Celbridge Link Road Requirement



Key

- ★ Potential Landmark Buildings
- ○ ○ Long Term Road Proposals (as per CDP 2010-2016)
- - - Celbridge Link Road Indicative Line (as per 2008 agreement)
- ▨ Celbridge Link Road to commence when 400 units or more are provided in Neighbourhoods shown
- School Sites
- Net Development Areas
- Amenity Area Parks

4.3 Operation

4.3.1 The proposed sequential phasing schedule operates as follows:-

- > There are a certain amount of works, i.e. infrastructure, services, facilities and/or amenities required for each phase of residential development, i.e. per 800 dwelling units;
- > Any required works may be brought forward and completed sooner than scheduled. However, unless all required works for a particular phase of residential development are completed, the total number of dwelling units that may be occupied will not increase beyond that phase;
- > Certain required works may take longer than one phase of residential development to complete, in which case it may be necessary to seek planning permission for the works sooner than the phase of dwellings for which they are required;
- > There is no limit on the amount of works i.e. infrastructure, services, facilities and amenities that may be subject to any single planning application;
- > There is no limit on the number of dwellings that may be included in any single planning application, but the implementation of permissions granted will be subject to a sequence of phasing that accords with this Planning Scheme;
- > All planning applications submitted for either works and/or dwellings within the Adamstown Planning Scheme area shall include a schedule detailing exactly the required works i.e. infrastructure, services, facilities and amenities and number, type and location of dwellings completed to date;
- > Prior to any phase of development, a schedule detailing compliance with the requirements of the previous phase or phases of development as appropriate, together with a report assessing the implications of the cumulative impacts of the proposed phase or phases of development as appropriate, with particular reference to traffic and transportation and drainage (including flooding), shall be submitted to the Planning Authority, the outcome of which shall influence, if necessary, the detailed design of the elements of the phase or phases for which planning permission is to be sought;

- > Dwelling location is not specified for any phase of residential development and is flexible. The required sequence of phasing and the min-max criteria detailed in the Planning Scheme will result in a gradual east-west shift across the Planning Scheme lands.

- 4.3.2 A mid-term review of the Planning Scheme shall be undertaken as part of phase six, i.e. before phase seven can commence, to ensure that the required infrastructure and facilities detailed in phases 1-5 of the Planning Scheme have been provided and are operational and that the overall Scheme is progressing and continues to progress in a satisfactory manner.
- 4.3.3 To facilitate ongoing monitoring, evaluation and implementation of the Planning Scheme, the following have been established: -
- 1) A Steering Group, which comprises representatives of the Elected Members and Officers of the Planning Authority/ Development Agency together with representatives of relevant statutory agencies and Government Departments;
 - 2) A Project Implementation Team to comprise relevant technical and administrative representation.
- 4.3.4 Haul roads (construction roads) are a key feature of the proposed phasing sequence and will ensure that heavy construction vehicles do not have to use the existing local road network or the local Adamstown road network as it is completed. For the purposes of this Planning Scheme, a haul road is described as a drained and hard-surfaced (with clause 804 or similar) road that is open only to site/construction traffic.
- 4.3.5 It is clarified that required public transport provision relates to the provision of land, facilities and infrastructure. It is further clarified that required schools are to be provided with associated toilets and staff rooms etc., and to a standard specified by the Dept. of Education.
- 4.3.6 In some cases, the completion of works required to facilitate residential development in a phased manner within the Adamstown SDZ are outside the direct control of either the SDZ landowners or the Development Agency, South Dublin County Council.
- 4.3.7 Such works include major upgrades to the strategic rail, road and drainage network, the provision of rail and bus services and the provision of school buildings and teaching staff.
- 4.3.8 To ensure phased development in accordance with proper planning and sustainable development it is necessary to programme these works into the schedule of phasing. If not carried out, further development will not be permitted.
- 4.3.9 It may be necessary further to this Planning Scheme to pursue the development of a Section 49 Planning Scheme to support the funding of necessary infrastructure, facilities and amenities to serve Adamstown.
- 4.3.10 All measures available for the release of funding to provide for the delivery of community infrastructure in Adamstown will be perused.

4.4 Timing

- 4.4.1 Time limits are not applied to the phasing of development in the Adamstown SDZ. This is to facilitate flexibility and allow for changing market conditions over time. The required sequence of phasing has been formulated with regard to the changing pace of construction in Adamstown from historically high completions to a historically low level of construction.
- 4.4.2 During the period 1996-2001, in excess of 1,000 dwellings per annum were constructed throughout the Lucan area. Phase 1a and 1b comprising 1,000 units are completed. Each phase will comprise 800 units per phase. The roll-out of housing will be reviewed under the aegis of the mid-term review at Phase 6. Facility for 'roll-over' is restricted to 200 units per phase.
- 4.4.3 A substantial level of infrastructure has been delivered ahead of schedule in Adamstown. Phases 2-13 will ensure the continued pattern of development from east to west across the SDZ lands and require the early delivery of community infrastructure and services.

4.5 SDZ Planning Applications

- 4.5.1 All planning applications submitted for development within the Adamstown SDZ will be given a specific 'SDZ' prefix in addition to the normal planning register reference number, in order to identify their Strategic Development Zone status.
- 4.5.2 All 'SDZ' planning applications must be assessed in the context of the approved Planning Scheme. Where proposed development is not consistent with the approved Planning Scheme, planning permission will be refused and where consistent with the approved Planning Scheme, planning permission will be granted.
- 4.5.3 In determining whether planning permission should be refused or granted, development proposals within the Adamstown SDZ will be considered under the following principal headings:-
- 1) Phasing
 - 2) Development Area Characteristics
 - 3) Overall Design Detail

The key planning considerations under each heading are summarised on the adjoining flowchart.

Figure 4.12 Concept District Centre

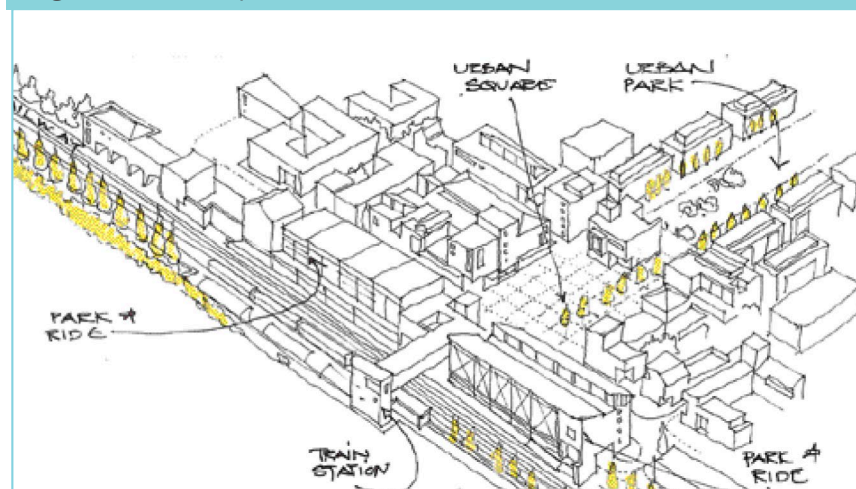


Figure 4.13 INFRASTRUCTURE, SERVICES, FACILITIES AND AMENITIES

	PHASE	1A	1B	2	3	4	5	6	7	8	9	10	11 to 13
	DWELLING No.	0-500	501-1,000	1,001-1,800	1,801-2,600	2,601-3,400	3,401-4,200	4,201-5,000	5,001-5,800	5,801-6,600	6,601-7,400	7,401-8,200	8,905
Upgrade R120 Newcastle Road / Footpath		Complete											
One side of Adamstown Link Road (Adamstown Avenue) as a haul road		Complete											
New junction on the R120 Newcastle Road at Adamstown Castle		Complete											
Initial section of Adamstown Station Road		Complete											
Initial northern section of Loop Road #1		Complete											
The Lucan - Palmerstown High Level Water Supply Scheme		Complete											
Pro-rata childcare provision as per Planning Scheme		Complete											
The Outer Ring Road (ORR) between the N4 and the N7			Complete										
One side of the Adamstown Link Road as a two-way single carriageway road			Complete										
The Main Adamstown Station Road			Complete										
Adamstown Railway Station and surface park and ride car park			Complete										
The remaining parts of Loop Road #1 as a haul road			Complete										
Surface water works for northeast/southeast drainage catchments			Complete										
Pro-rata childcare provision as per the Planning Scheme			Complete										
Adamstown Station access road as a haul road				Complete									
Upgrade existing Lucan-Esker and Lucan Low-Level pump stations				Complete									
Construction of Primary Schools Nos. 1 & 2 and / or Secondary School				Complete									
Community Centre: Option 1 or Option 2													
All Weather Pitch													
Loop Road #1 and alternative access for eastern section of Tandy's Lane													
Surface water drainage on a pro-rata basis													
Completion of R120 Newcastle Road study as part of Lucan Movement Framework Plan													
Both sides of Adamstown Link Road (Adamstown Avenue) to provide 2 way QBC and carriageways					Complete								
Adamstown Station Road					Complete								
Northern section of Loop Road #3 as a haul road					Complete								
Tobermaclugg pump station and associated works					Complete								
Upgrade Tobermaclugg Stream between SDZ lands and N4					Complete								
QBC busway on Adamstown Avenue (from junction with ORR to Adamstown Park)					Complete								
Northern section of Loop Road #2													
Commencement of Tandy's Lane Park or Airlie Park													
Minimum floor space at Tandy's Lane village or Tobermaclugg Local Centre OR minimum floorspace at Adamstown District Centre of 1,800 sq.m													
Eastern section of Loop Road around Adamstown District Centre													
District Centre busway loop road adjoining Adamstown Station													
Minimum of 65 no. full time childcare spaces													
Surface water drainage on a pro-rata basis													
Any necessary improvement works to the R120 Newcastle Road arising from the Newcastle Road Study													
Construction of Primary Schools Nos. 1 & 2 and / or Secondary School						Complete							
Completion of Tandy's Lane Park or Airlie Park, either of which commenced in Phase 3													
Link Road to rear of existing Lucan District Centre													
Northern, central and southern sections of the central spine of Loop Road #2 (Adamstown Boulevard) and QBC Busway													
Part of the northern section of Loop Road #3													
Two cross links between Loop Roads #1 and #2 (one of which comprises north eastern section of Loop Road around Adamstown District Centre)													
Surface water drainage on a pro-rata basis													
Health Centre													
Commencement of Tandy's Lane Park or Airlie Park (whichever has not been provided in Phases 3-4)													

Figure 4.13 INFRASTRUCTURE, SERVICES, FACILITIES AND AMENITIES

	PHASE	1A	1B	2	3	4	5	6	7	8	9	10	11 to 13
	DWELLING No.	0-500	501-1,000	1,001-1,800	1,801-2,600	2,601-3,400	3,401-4,200	4,201-5,000	5,001-5,800	5,801-6,600	6,601-7,400	7,401-8,200	8,905
Minimum floor space at Tandy's Lane village or Tobermaclugg Local Centre OR minimum floorspace at Adamstown District Centre of 3,600 sq.m													
North western section of Loop Road around Adamstown District Centre													
District Centre busway loop road adjoining Adamstown Station													
Minimum of 65 no. full time childcare spaces													
Site made available for Primary School No. 3													
Doubling of the Dublin - Kildare suburban railway							Complete						
Adamstown Railway Station							Complete						
Further assessment of sewerage works and works to upgrade the 9B sewer if required													
Surface water drainage on a pro-rata basis													
New junction on the R403 Celbridge Road													
Celbridge Link Road and remaining section of northern part of Loop Road #3 as haul roads (see Figure 4.7a)													
A further cross link road between Loop Roads #1 and #2													
Opening of Primary School No. 3													
Provision of Civic Centre / Library Building													
Completion of Tandy's Lane Park or Airlie Park (whichever commenced in Phase 5)													
Surface water drainage on a pro-rata basis													
Celbridge Link Road and remaining section of northern part of Loop Road #3 as haul roads													
Minimum floor space at Tandy's Lane village or Tobermaclugg Local Centre OR minimum floorspace at Adamstown District Centre of 7,200 sq.m													
Western section of Loop Road around Adamstown District Centre													
District Centre busway loop road adjoining Adamstown Station (if not yet provided)													
Minimum of 100 no. full time childcare spaces													
Permanent Railway Park and Ride													
Construction of a Leisure Centre with a swimming pool													
Link road south from Loop Road around Adamstown District Centre to the west of Adamstown Station													
Commencement of the Central Boulevard Urban Park													
Site made available for Primary School No. 4													
All but the southernmost section of Loop Road #3													
Surface water drainage on a pro-rata basis													
The Celbridge Link Road													
The southernmost section of Loop Road #3													
A cross link road between Loop Roads #2 and #3 to the south of Airlie Park													
Local Centre 1: Tandy's Lane OR Tobermaclugg Local Centre (if not already provided)													
Minimum of 100 no. full time childcare spaces													
Link road south from the northern section of Loop Road #3 to intersect with cross link south of Airlie Park													
Opening of Primary School No. 4													
Completion of Central Boulevard Urban Park													
Provision of an Enterprise Centre													
A central north-south link between the two cross links joining Loop Roads #2 and #3													
Local Centre 2: Tandy's Lane OR Tobermaclugg Local Centre (if not already provided)													
Minimum of 100 no. full time childcare spaces													
Commencement of Tobermaclugg Park													
Adamstown District Centre to provide the remainder of the minimum retail and retail services requirement													
Minimum of 70 no. full time childcare spaces													
Completion of Tobermaclugg Park													
Further intensification of development up to the maximum number of dwellings permissible													

Figure 4.14 SDZ Planning Application Process

