

Mr Eoin Burke,  
Senior Planner  
Land use, Planning and Transportation Department,  
South Dublin County Council  
County Hall,  
Tallaght,  
Dublin 24

8<sup>th</sup> March 2022

**Re: Adamstown SDZ Planning Scheme Phasing Status**

Dear Mr Burke,

I am writing to provide a status update for the Phasing requirements in Adamstown SDZ.

**Planning & Unit Occupations Status:**

As of the 08<sup>th</sup> March 2022 we have been granted planning permission for 5,118 residential units.

Up to the 31<sup>st</sup> December 2021 we have closed and occupied a total of 3,155 units which places the scheme in Phase 4. Further to SDCC correspondence on 25<sup>th</sup> October 2019 the Phase 3 infrastructure requirements have been satisfactorily addressed.

If we occupy the number of granted planning applications as noted above (5,118 units) it would put the scheme into Phase 6 and require the completion of all Phase 5 infrastructure requirements.

We would note that we are currently in preplanning discussions or have live applications relating to a further 455 units in 2021/2 as per the table below:

<b>Development Area</b>	<b>Estimated no. of units</b>
Tubber Lane Ph 3	455
Tandy's Lane Village Ph 2/3	TBC/Pending
<b>Total applications</b>	<b>455</b>

Should all of these units be occupied (Total occupations 5,573) this would place the scheme in Phase 7 and require the completion of all Phase 6 infrastructure requirements.

It should be noted that the above applications are our best estimate and subject to suitable market conditions, economically viable planning permissions, funding availability, construction costs, Covid 19 and subcontractor/labour markets.

Based on the above estimated figures and subject to the conditions above we set out below the closing allocation between the landowners and the current infrastructural status of Phases 4, 5 & 6 and estimated proposed timelines for the completion of same.

### **Infrastructure Status:**

The Planning Scheme (2014) acknowledges that the following Phase 4, 5, and 6 infrastructural requirements had already been 'complete' at that time: -

#### Phase 4 (2601-3400 units),

- *Primary School #1 and #2 and, Secondary School*

#### Phase 5 (3401-4200 units)

- *The doubling of the Dublin-Kildare suburban railway*
- *Adamstown Railway Station*

Enclosed is an indicative colour coded roads and infrastructure map with numbered junctions for ease of reference.

The roads and infrastructure\* required for completion under the 2014 Planning Scheme are coloured as follows:

The Phase 4 roads and facilities are coloured yellow.

The Phase 5 roads and facilities are coloured blue.

The Phase 6 road is not shown as it is a minor cross link in the Tandy's Lane Village tile. Phase 6 facilities are shown in brown

The Phase 4, 5, & 6 items that were incomplete at the date of publication of the 2014 Planning Scheme and their current status and estimated proposed timelines are as follows:

Phase 4 (2,601-3,400 units)

- *Completion of Airlie or Tandy's Lane Park (from Phase 3) including pitches/courts, play facilities, landscaping and footpaths. **Current Status: Tandy's Lane Park is complete and open to the public – SDCC have advised that Airlie Park is earmarked to be open in August 2022.***
- *The Link Road to the rear of the existing Lucan District Centre with pedestrian/cycle or vehicular access to the centre. **Current Status: This pedestrian link as detailed in the granted Somerton II planning permission ref SDZ19A/0004, Condition 3 is under construction and is due to be completed in Q3 2022 up to the boundary wall. We further note that SDCC have had direct discussions with the Lucan Shopping Centre Landlord on the opening up of the boundary, whom has further informed SDCC that contractual leases are in place in tenants in Lucan Shopping Centre and necessary procedures must be taken before this can be explored further. We would also note that if the Council are to enforce this requirement a CPO arrangement may be required and this need to be considered immediately.***
- *The northernmost, central and southernmost sections of the central spine of Loop Road #2 (Adamstown Boulevard) and provision of a dedicated QBC Busway. **Current Status: This is road (J22 to J17) is granted under Planning refs SDZ18A/0002 and SDZ 18A/0009. Its construction is substantially complete and will be opened in summer 2022 in tandem with the completion of residential sites, Airlie Park site and footpaths/verges immediately adjacent to it to allow those sites be completed efficiently and safely.***
- *Part of Northern section of Loop Road #3. **Current Status: This road (J22 to J29) was granted planning permission under SDZ16A/0003. It has been completed and is open to the public.***
- *Two cross links between Loop Road #1 and #2, one of which comprises the northern eastern section of the Loop Road around Adamstown District Centre. **Current Status: The northern Cross link (J39 to J21) is granted under planning reference SDZ18A/0009. It is substantially complete and will be opened in 2022 in tandem with the adjacent residential sites. The Southern Cross Link (J12 to J18) was granted under SDZ06A/0005. It is complete and open to the public.***
- *The provision of the surface water drainage on a pro- rata basis **Current Status: Completed***

Phase 5(3,401-4,200 units)

- *Health Centre. (Provision is to be made for a Primary Health Care Facility within the SDZ lands). Current Status: Detailed discussions to finalise terms with an operator for No.1 Adamstown Boulevard are currently being concluded. It is intended that fitout will be commenced in 2022 with operation to commence in 2023.*
- *Commencement of Airlie or Tandy's Lane Park (whichever has not been provided in Phase 3-4) Current Status: Complete. Tandy's Lane Park is completed as per the Phase 4 requirement. Planning permission for Airlie Park is granted. The construction is being undertaken by SDCC through the LIHAF scheme. Airlie Park is currently under construction and is due for completion in Q3 2022.*
- *Provision of minimum floor space of Tandy's Lane Village OR Tobermaclugg Local Centre (1,620 sq.m or 1,800 sq.m). (choosing the District Centre option)*  
*OR*
- *Minimum 3600 sq.m floorspace provision in the District Centre. Current Status: Planning application has been granted under SDZ20A/0008 and is under construction and due to be completed Q1 2023*
- *The north western section of the Loop Road around Adamstown District Centre Current Status: This road (J18 to J35) was granted under permission SDZ 06/0005 and is constructed. A contractor has been appointed to complete finishing works in conjunction with Aderrig Phase 1 residential tile. It is intended that these finishing works will commence Q4 2022 and be completed in Q1 2023.*
- *A District Centre busway loop road adjoining Adamstown Station Current Status: Complete. This is open to the public with public lighting and signals operational and Dublin Bus operates a regular bus service which services the Adamstown Station\*. Works are currently ongoing here to upgrade certain active travel elements of Station road are ongoing and will be completed in 2022.*
- *Provision of a minimum of 65 full-time childcare spaces Current Status: Complete. 200 childcare spaces have been granted permission under Shackleton 2 SDZ19A/0011 and St Helens 2 SDZ18/0002. An operator has purchased the Shackleton Mill Creche and fitout is underway with operation intended to commence in 2023 It must be noted that provision of same is dependent on a suitable third party operator coming forward*
- *Site made available for primary school no. 3 (min 16 classrooms). Current Status: Complete. Tandy's Lane Village school site planning (SDZ21A/0001) is granted and the site has been transferred to the DoES.*

- *Further assessment of the sewerage works and to upgrade the 9B sewer if required as this phase or a later one specified by the Development Agency arising from the assessment. **Current Status: Complete.** These upgrade works were completed in conjunction with the construction of the Thomas Omar Way Road works by SDCC. This is now a matter for Irish Water as part of their overall remit relating to the receiving foul water network. To date Irish Water have not raised any concerns regarding capacity for Adamstown.*
- *The provision of surface water drainage on a pro-rata basis **Current Status: Completed***
- *New junction on the R403 Celbridge Road **Current Status: Planning permission is granted.** This requirement is being met by SDCC through the LIHAF scheme. Celbridge Link Road is currently under construction for completion in Q3 2022.*
- *Celbridge Road Link and Remaining Section of the Northern Part of Loop Road #3 as haul roads where 400 units or more are provided in the four development areas (as shown in fig 4.7a, page 99 of the Planning Scheme) **Current Status: Planning permission is granted.** This haul road requirement has been met by SDCC through the LIHAF scheme. Celbridge Link Road is currently under construction for completion in Q3 2022.*

#### Phase 6 (4,201-5,000 units)

- *A further cross link road between Loop Roads #1 and #2 **Current Status: Planning permission has been granted and this road is currently under construction.***
- *Opening of primary school No. 3 (minimum 16 classrooms) **As per Phase 5 above.***
- *Provision of Civic Centre/Library Building (not illustrated). **Design has been included in the Adamstown Station tile masterplan. This item is to be delivered under URDF in accordance with the submitted Preliminary Business Case.***
- *Completion of Park commencement (Airlie or Tandy's Lane) in Phase 5 including pitches/courts, play facilities, landscaping and footpaths. **Current Status: Planning permission for Airlie Park is granted. The construction is being undertaken by SDCC through the LIHAF scheme. Airlie Park is currently under construction and is due for completion in Q3 2022.***
- *The provision of surface water drainage on a pro-rata basis. **Current Status: Completed***
- *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 as shown on Figure 4.7a **Current Status: Planning permission***

**is granted. This haul road requirement has been met by SDCC through the LIHAF scheme. Celbridge Link Road is currently under construction for completion in Q3 2022.**

We would also like to draw the Council's attention to the phasing requirements associated with three projects in the LIHAF programme namely, Celbridge Link Road, Tandy's Lane Park and Airlie Park. These projects being undertaken by SDCC, lie outside the control of the SDZ landowners remit for infrastructure delivery and are of critical importance to the future development of Adamstown. Based on the completion of units outlined above it is essential these projects are delivered on programme by SDCC to ensure continued delivery of housing in Adamstown.

Finally, we would like to reconfirm our ongoing commitment to housing and infrastructure in Adamstown SDZ.

For and on behalf of the SDZ landowners Quintain Ireland, Cairn Homes and Hugh McGreevy & Sons

Yours sincerely,



**Brendan Jackson** CEng MSc BEng (Hons) MIEI MIAgrE  
Director

\*Note: Given housing construction is taking place immediately adjacent to some of these roads certain minor works connected with the completion of the housing construction is ongoing and we reserve the right to temporarily close sections of road in the interests of health & safety and the orderly development of the site. Suitable safe alternative routes will be provided. Building and facility locations shown are indicative only and subject to move location following detailed design and planning

Cc Mr Michael Mulhern, Mr Colin Clarke