

Ms Gormla O’Corrain,
Senior Planner
Land use, Planning and Transportation Department,
South Dublin County Council
County Hall,
Tallaght,
Dublin 24

19th October 2023

Re: Adamstown SDZ Planning Scheme Phasing Status

Dear Ms O’Corrain,

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

Planning & Unit Occupations Status:

As can be seen in the table below as of the 30th June 2023 planning permission for 7,135 residential units has been granted in the SDZ. Please note this figure excludes historic grants which have been subsequently superseded by more recent grants.

Up to the 30th June 2023 we have closed and occupied a total of 4,012 units which maintains the scheme in Phase 5. Further to SDCC correspondence on 17th November 2022 the Phase 4 infrastructure requirements have been satisfactorily addressed.

Given that we have entered Phase 5, we set out below how we are addressing the Phase 5 infrastructure requirements and the current infrastructural status of Phases 5 & 6 and estimated proposed timelines for the completion of same.

Planning Permission	Planning Reference	Proposed units	No. of Units Granted 04/10/2023	Actual Occupations 30/06/22	Actual Occupations 31/12/22	Actual Occupations 30/06/23	Forecast December			
							2023	2024	2025	2026
Pre 2016 Occupations (pre LIHAF)		1,410	1,410	1,410	1,410	1,410				
Shackleton 1	SDZ16A/0003	267	267	267	267	267				
Shackleton 2A	SDZ18A/0002	268	268	268	268	268				
Gandon Park (Páirc Gandon)- Airlie Stud	SDZ18A/0004 & SDZ21A/0018	237	237	237	237	237				
Shackleton 3B & 3C	SDZ19A/0003	135	135	135	135	135				
Shackleton 3A	SDZ20A/0011	40	40	40	40	40				
Shackleton 4	SDZ21A/0003 & 0018	122	122		118	122				
Total Cairn Cumulative		1,069	1,069	947	1,065	1,069				
Aderrig Phase 1	SDZ20A/0017	235	235	0	134	191	44			
Aderrig Phase 2	SDZ21A/0014	227	227	0			60	167		
Aderrig 3	SDZ22A/0014	207	207					40	167	
Aderrig Phase 4	SDZ23A/0026	350	0						150	200
Alderlie Sq 3	SDZ16A/0004	177	177	156	156	156				
St Helens 2 (Newpark)	SDZ18A/0011	269	269	234	269	269	0			
St Helens 1	SDZ17A/0002	135	135	135	135	135				
St Helens Plaza	SDZ23A/0017	80	80							80
St Helens 3	SDZ23A/0012	205	205							205
Somerton II	SDZ19A/0004	237	237	59	134	134				
Somerton 1	SDZ16A/0005	246	246	242	246	246				
Tandy's Lane Village	SDZ19A/0011	245	245	0	108	187	58			
Tandy's Lane Village	SDZ22A/0006	348	348					100	248	
Adamstown Station Phase 1	SDZ20A/0008	278	278	0			279			
Adamstown Station Phase 2 (Block G)	SDZ21A/0007	185	185	0				184		
Adamstown Station Phase 3	SDZ22A/0005	436	436						200	236
Boulevard 1	SDZ22A/0007	423	257					40	150	233
Total Quintain Cumulative		4,283	3,767	826	1,182	1,318	441	531	915	954
Tubber Lane 1 (Hallwell P1)	SDZ17A/0006	175	175	114	156	158	TBC	TBC	TBC	TBC
Tubber Lane 2 (Hallwell P2)	SDZ19A/008 & SDZ20A/0014	148	148	34	57	57	TBC	TBC	TBC	TBC
Ph 3 - (granted)	SDZ21A/0023	455	455	0			TBC	TBC	TBC	TBC
Total H McGreevey&Sons		778	778	148	213	215	TBC	TBC	TBC	TBC
<i>Crowley Lands St Helens</i>	<i>SDZ 20A/0020</i>	<i>111</i>	<i>111</i>				<i>TBC</i>	<i>TBC</i>	<i>TBC</i>	<i>TBC</i>
Total		7,766	7,135	3,331	3,870	4,012	4,453	4,984	5,898	6,852

Infrastructure Status:

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

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 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 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 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: Planning Granted for No.1 Adamstown Boulevard Change of Use to Health Centre. Detailed discussions to finalise terms with an operator are currently being concluded. It is intended that fitout will be commenced in 2023 with operation to commence in 2024.***
- *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 and it is complete which meets the Phase 6 requirement. SDCC have advised that Airlie Park is earmarked to be open in Autumn/Winter 2023.***
- *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 was been granted under SDZ20A/0008 and it is now completed and operational.***
- *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. These finishing works are underway and be completed in Q4 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*. The upgrade certain active travel elements of Station road are now complete.***
- *Provision of a minimum of 65 full-time childcare spaces **Current Status: Complete. 333 childcare spaces have been granted permission under Adamstown Castle Creche (133 spaces) Shackleton 2 SDZ19A/0011 (100 spaces) and St Helens 2 SDZ18/0002 (100 Spaces). Both Adamstown Castle and Shackleton Mill creches are in operation which exceeds the 198 space Planning Scheme requirement.***

- *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: Complete. Celbridge Link Road opened in Q1 2023.***
- *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: Complete. Celbridge Link Road opened in Q1 2023.***

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 Public Spending Code and the approved 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 and it is complete which will meet the Phase 6 requirement. SDCC have advised that Airlie Park is earmarked to be open in Autumn Winter 2023.***
- *The provision of surface water drainage on a pro-rata basis. **Current Status: Complete***
- *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: Complete. Celbridge Link Road opened in Q1 2023.**

We would also like to draw the Council's attention to the phasing requirements associated with Civic Centre/Library Building and Boulevard Park in the approved URDF programme. These projects are being undertaken strictly in accordance with the Public Spending Code and Sponsoring Agency and Approving Authority approvals under the code and the URDF scheme, lie outside the control of the SDZ landowner's control. URDF also requires public procurement procedures and timelines which can delay delivery. The Landowner's and SDCC have been actively collaborating to ensure these projects remain on programme despite these additional PSC requirements. It is essential these projects are delivered on programme by all parties to ensure continued delivery of housing in Adamstown.

I also attach a indicative table showing the proposed occupations of each development tile with the Planning Scheme Phasing. This table is indicative and is for information purposes only. It may vary depending on funding and economic circumstances.

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 Mick Mulhern, Mr Eoin Burke, Mr Colin Clarke, Mr Pdraig Collins, Mr William Byrne,

Indicative Phasing Implementation					
Mar-23					
Dec-22				3831	
Phase	SDZ closings	QI Scheme	Planning Ref	No of Units	Cumulative SDZ Total
4	4,200	Adamstown Station - Block B&E Aderrig 1 Hallwell	SDZ20A/0008 SDZ20A/0017 17A/0006,19A/008, 21A/003	279 52 38 369	4200
5	5,000	Aderrig 1 Tandy's Lane 1 Aderrig 2 Adamstown Station - Block G Boulevard 1 Hallwell	SDZ20A/0017 SDZ19A/0011 SDZ21A/0014 SDZ21A/0007 SDZ22A/0007 17A/0006,19A/008, 21A/003	49 137 227 184 120 83 800	5000
6	5,800	Boulevard 1 Adamstown Station - Block A, C & D Tandy's Lane 2 Other Landowners	SDZ22A/0007 SDZ22A/0005 SDZ22A/0006 17A/0006,19A/008, 21A/003	99 434 184 83 800	5800
7	6,600	Aderrig 3 St Helens 3 Boulevard 1 Tandy's 2 Somerton 2 Hallwell	SDZ22A/0014 SDZ22A/0007 SDZ22A/0006 SDZ19A/0004, 17A/0006,19A/008, 21A/003	98 129 224 163 103 83 800	6600
8	7,400	Boulevard 2 Aderrig 3 Quadrant H St Helens 3 St Helens 2 (Plaza Block) Hallwell	SDZ22A/0014 17A/0006,19A/008, 21A/003	422 109 78 36 72 83 800	7400
9	8,200	Aderrig 4 Tandy's Lane 3 St Helens 3 Other Quintain Hallwell	17A/0006,19A/008, 21A/003	336 93 40 137 194 800	8200
Total SDZ Units				8200	