

# SOUTH DUBLIN ZONES IN ON STRATEGIC DEVELOPMENT AT ADAMSTOWN

With work having recently started on the construction of three significant infrastructure projects at the Adamstown Strategic Development Zone in South Dublin, it is expected that the €20 million development of all three projects will be completed in 2022.

**M**inister for Housing, Local Government and Heritage, Darragh O'Brien TD, recent joined the Mayor of South Dublin County Cllr Ed O'Brien and South Dublin County Council Chief Executive Daniel McLoughlin, as work commenced on the construction of three separate projects – Airlie Park, Tandy's Lane Park and the Celbridge Link Road – within the Adamstown Strategic Development Zone (SDZ).

A combined €15 million was allocated for the three projects by the then Department of Housing, Planning and Local Government through the Local Infrastructure Housing Activation Funds (LIHAF), with South Dublin County Council providing the extra €5 million in funding.

The objective of the LIHAF – a major element of the Government's drive to build more homes – is to provide public off-site infrastructure to relieve critical infrastructure blockages. This enables the accelerated delivery of housing on key development sites in Dublin and urban areas of high demand for housing nationally. South Dublin County Council's successful LIHAF funding bid for financial support was linked to the delivery of 2,000 new homes within the Adamstown SDZ.



SDCC's CEO Daniel Mc Loughlin, Mayor Cllr Ed O'Brien and Minister for Housing, Local Government and Heritage Darragh O'Brien TD pictured at Airlie Park.

## LARGE-SCALE HOME DELIVERY

The delivery of these homes is currently underway with over 1,500 homes already completed or contracted and the remaining 500 homes under construction. Within the large-scale delivery of homes, there are 300 homes at or below a cost of €300,000 with a further 500 homes costs at or below €320,000.

Minister O'Brien said, "LIHAF funded infrastructure projects nationally are now beginning to deliver on the objective of the fund and yield the large-scale housing supply. The projects in South County Dublin are at the forefront of this housing delivery. I commend South Dublin County Council for the work it has done using the LIHAF grant funding to drive the delivery of these much-needed homes and providing them to families at below-market price."

The Minister added that LIHAF will support the delivery of many thousands of homes nationally. "These social, affordable and private homes will help create new and sustainable communities across the country."

Cllr Ed O'Brien, Mayor of South Dublin County, said: "The council has used LIHAF funding very effectively to unlock lands for development of homes for the residents of South Dublin. The Minister's visit also spoke well of his commitment to dealing effectively with the housing crisis and the need for affordable housing in areas like South Dublin County."

## ADAMSTOWN SDZ PROJECTS

**Tandy's Lane Project:** The Tandy's Lane Park project will deliver a large-scale public park within Adamstown for the use of residents and visitors. Tandy's Lane Park has been designed to a high contemporary standard and quality that will enhance the identity of the Adamstown and has been designed for all, from young to old, with a range of recreational opportunities, stimuli and excitement that will invite users back again and again.

The park will provide formal and informal recreation facilities, such as playing pitches, three interconnected playgrounds, and a fitness area alongside high quality with soft



Pictured at Tandy's Lane development (front row l-r): SDCC's CEO Daniel Mc Loughlin, Mayor Cllr Ed O'Brien, and Minister for Housing, Local Government and Heritage Darragh O'Brien TD; (back row l-r): SDCC's Director of Environment, Water and Climate Change Teresa Walsh, Director of Land Use, Planning and Transportation Michael Mulhern and Senior Parks Superintendent Suzanne Furlong.

and hard landscaping. The soft landscapes including the provision of wildflower meadows will provide a leisurely setting whilst also providing a pollinator-friendly environment. Construction commenced in late January 2020 and it is anticipated works will be completed in March 2022.

**Airlie Park Project:** The Airlie Park Project will deliver a large-scale high-quality public park of almost 11 hectares in size. Airlie Park is located centrally within Adamstown and has been designed to ensure the park is accessible to pedestrians and cyclists from all directions by way of suitable linkages into the adjoining residential community.

The park will provide high-quality services such as a pavilion/café, cricket pitch, artificial football pitch, four interconnected play areas, tennis courts and associated walkways/cycleways. The park will also incorporate soft and hard landscaping with pollinator-friendly planting included throughout. It is envisaged that works will be completed in the fourth quarter of 2021 or the first quarter of 2022.

**Celbridge Link Road Project:** The Celbridge Link Road Project delivers significantly improved accessibility and connectivity – on the western side of Adamstown – to not only the existing and future residents of Adamstown but also the residents within the adjoining communities of Celbridge and Leixlip. Once delivered this north/south connection will provide a direct link from the R403 to the Adamstown Rail Station, to provide for shorter commuter times and more sustainable and environmentally-friendly commuting patterns within the area.

This piece of infrastructure will also assist in unlocking the significant development potential of currently zoned yet undeveloped lands within the southern region of Adamstown. It is anticipated that works will be completed in the fourth quarter of 2021.

