

TUBBER LANE NORTH:

REZONING SUBMISSION IN RESPECT OF
10-HECTARES OF SERVICED LANDS AT
TUBBER LANE, LUCAN, CO. DUBLIN



Prepared for:

Hugh McGreevy & Sons Ltd

For the benefit of:

**South Dublin County Council's
Forward Planning Division**

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POGA Consulting Engineers

12 November 2025



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1.0 INTRODUCTION

Hugh McGreevy & Sons Ltd¹ has retained Tom Phillips + Associates (TPA) in collaboration with POGA Consulting Engineers² to prepare this Rezoning Submission in respect of 10 hectares of strategic lands at Tubber Lane, Lucan, Co. Dublin. We respectfully submit this unsolicited Submission to South Dublin County Council’s Planning Department for its benefit.

In April 2025, the Government adopted a revised National Planning Framework (NPF), escalating Ireland’s annual housing delivery target from 30,000 to 55,000 homes. In landmark statements issued to all Local Authorities in May 2025, the Minister for Housing—James Browne TD—mandated an urgent reassessment of Development Plans to ensure that zoning, servicing, and strategic site selection align with these revised targets.

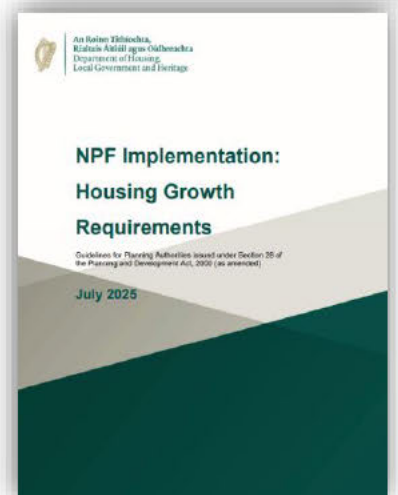
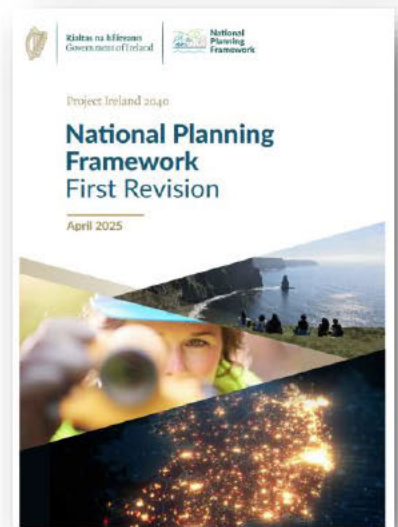
Local Authorities were instructed by the Minister *inter alia* to:

1. Review the quantum and adequacy of existing residentially zoned lands.
2. Evaluate land servicing status and capacity for activation.
3. Identify and prioritise strategic locations suitable for designation as Urban Development Zones (UDZs).

On 29 July 2025, the Minister published new section 28 Guidelines, titled *NPF Implementation: Housing Growth Requirements*, which set annual housing targets for each local authority, allowing “additional provision” of up to 50% above those targets in core strategies. This 50% is not a cap on zoning, rather it is a cap on the headroom applied to each Local Authority’s targets—our analysis of historic trends in this Report shows that Local Authorities will have to zone significantly more land (roughly double) if new 10-year targets are to be met.

With only about 70% of zoned land typically securing planning permission within a 10-13-year period, and only 70% of those permissions typically built out within the same period, meeting the new targets will require closer to double the amount of land zoned above that which will actually house the targets i.e. if we just zone for the targets, historic evidence tells us that the targets will not be met. This is acknowledged in the new Guidelines with the new Guidelines stating that “a relatively significant proportion of zoned lands are not activated over the period of a development plan”.³

This policy shift comes at a time of acute national housing need, with affordability and supply shortfalls causing sustained socio-economic impacts across all regions. Being within the Dublin City and Suburbs (one



¹ Irish Life House, 181 Howth Road, Killester Dublin 3, Killester, Dublin, D03 W6Y1

² Unit D20, Nutgrove Office Park, Rathfarnham, Dublin 14, D14PF98.

³ Pg. 8.



of the five cities where growth is targeted), South Dublin County Council (SDCC) is expected to carry a proportional share of the housing delivery⁴.

We, on behalf of our client—a major contributor to SDCC’s past and current housing supply—present 10-hectares (ha) of land that is fully serviced and ready for development. These lands represent a highly strategic and deliverable solution to SDCC’s looming housing shortfall and should be prioritised for inclusion as ‘New Residential’ zoning.

The lands have the potential to deliver upwards of 400 new homes, accommodating approx. 1,180 people.

We wish to acknowledge a separate rezoning submission for 75 hectares of land at Aderrig, Co. Dublin, submitted to the Council on 12 November 2025).

This submission, and the lands it pertains to, are independent of the Aderrig submission. The lands included in this submission possess their own rezoning merit, which stands irrespective of any decision regarding the Aderrig lands. In our view, both rezoning proposals are individually justified and the approval of one does not prejudice the other, as each represents a direct continuation of the Adamstown Strategic Development Zone (SDZ).

However, should the Planning Authority determine that both land parcels could appropriately form part of a single Urban Development Zone (UDZ), we would be supportive of a combined approach.

2.0 THE LOOMING ZONING CRISIS IN SOUTH DUBLIN

The current 2022–2028 Development Plan was prepared in alignment with outdated national delivery targets (c. 30,000 units/year). The revised national target of 55,000 units/year represents a 66% increase, nationally. SDCC currently target 2,600 homes per year; based on the revised targets issued by the Minister on 29 July, this must now be at least to 3,270 with a 50% headroom applied, the target changes to 4,905 homes per

This misalignment is compounded by significant lead-in times for delivery, the low conversion rates from zoning to planning approval (50%⁵ in a 6-year period), and from planning to actual construction commencement/completion (approx. 46%⁶ in a 6-year period). In a year period, roughly 70% of zoned land secures planning permission and 70% of planning permissions get built out. As such, to meet 10-year targets, Local Authorities need to zone double the zoned land than targets would imply is needed.

Even under optimistic assumptions, existing zoned land cannot yield sufficient completions to meet the revised delivery obligations 2028—let alone the extended planning horizon to 2034 (the next 6-year period (10 years from now)) or 2038 (the expiration of the



⁴ (Project Ireland 20240) National Planning Framework – First Revision, April 2025, p. 10.

⁵ Based on the current conversion rate of all RES-N land within the SDCC Development 2022-2028 to have received planning permission – TPA estimates.

⁶ As confirmed by South Dublin County Council on pg. 42 of the SDCC Development Plan 2022-2028.



likely next development period as per the new timeline provisions within the 2024 Act currently undergoing commencement).

Without decisive rezoning actions now, SDCC faces a shortfall of serviced, development-ready land, jeopardising compliance with national targets and deepening the local housing crisis.

3.0 OUR OBJECTIVE

This report seeks to:

1. Provide a robust evidence base demonstrating that the existing supply of zoned residential land within SDCC is insufficient to meet updated national targets.
2. Quantify the precise shortfall in land area and housing yield.
3. Make a compelling, evidence-led case for the rezoning of at least an additional 10 hectares of residential land including the 10 hectares of serviced lands at Tubber Lane, Lucan, Co. Dublin.
4. Establish that the 10 hectares of lands represents one of the most strategic and deliverable sites available, warranting immediate inclusion in the Development Plan as 'New Residential' zoning.

4.0 OUR METHODOLOGY

Our analysis follows an 18-step methodology grounded in policy alignment, spatial planning logic, infrastructure assessment, and housing delivery trends. We have:

1. Reviewed the Ministerial letters to all local authorities issued in May 2025.
2. Reviewed the updated Government targets in the revised NPF.
3. Reviewed the new July 2025 s. 28 Guidelines on Housing Growth Requirements, including SDCC's new revised target of 3,270 homes/year.
4. Calculated SDCC's revised headroom target: c. 4,900 homes/year⁷ (4,100 homes per year if split down the middle i.e. provision of 25% headroom).
5. Compared new targets against current Development Plan housing supply figures.⁸
6. Projected housing needs over 6-year⁹, 10-year¹⁰, and 13-year¹¹ periods (24,600¹² / 41,000¹³ / 50,000¹⁴ units, respectively).

⁷ 50% increase for headroom as per July 2025 Ministerial Guidelines.

⁸ Using SDCC's Housing Supply Monitor - <https://experience.arcgis.com/experience/3efef39a761b4a20a727a4eacc9f7bf0>.

⁹ Current development plan durations.

¹⁰ Up to 2034, i.e. the Government's 10-year forecasts asked of each local authority.

¹¹ The likely expiration year of the next development plan per new legislation (i.e. the next development plan is likely to be the SDCC Development Plan 2028-2038).

¹² 4,100 x 6.

¹³ 4,100 x 10.

¹⁴ 4,100 x 10 plus 3,000 (25% over the 2034-2040 annual targets) x 3.

7. Adjusted for historical delivery trends—showing some 40% of completions occur in existing built-up areas—thus softening new residential zoned land demand.¹⁵ Projected housing needs on new residential lands over 6-year, 10-year, and 13-year periods equals 14,760 / 24,600 / 30,000 units, respectively.
8. Estimated land requirements based on a practical density of 43 units/hectare.¹⁶
9. Applied real-world conversion metrics from zoning to planning (c. 70% within 10-13 years¹⁷).
10. Applied build-out rates post-permission (c. 70% within 10-13 years¹⁸).
11. Used these multipliers to calculate true zoning requirements. (70% x 70% = 49% gets permission and built within 10-13 years meaning 2.04 times the land required needs to be zoned.)
12. Reviewed delivery data from 2022–2025 to verify current output (c. 7,200 units delivered out of c. 15,600 target—some of the homes were permitted and/or began construction in the previous development plan period).
13. Conducted spatial analysis of all remaining zoned residential lands within the Development Plan.
14. Discounted lands with significant delivery barriers (e.g. City Edge, Cookstown) due to non-residential uses, fragmented ownership, or lack of infrastructure (c. 392 hectares realistically available).
15. Reviewed the *Compact Settlement Guidelines* and applied its average applicable density of 43 units/hectare to the true quantum of current residentially zoned land (c. 16,856 homes maximum delivery potential).
16. Applied the likely 49% translation rate to the maximum possible delivery figure (16,856 x 0.49 = 8,260 homes likely to be built on the remaining zoned land within next 10-13 years).
17. Compared the likely quantum of housing delivery based on current land zoning, versus that which we have calculated are required, to calculate the likely shortfall in housing delivery on zoned residential land within 10/13-year periods (24,600 minus 8,260 = 16,340 unit 10-year shortfall; 30,000 minus 8,260 = 21,740 unit 13-year shortfall).
18. Evaluated the Tubber Lane lands based on location, serviceability, and alignment with *National Planning Framework, Regional Spatial & Economic Strategy, and Compact Settlement Guidelines*.

¹⁵ Based on the current rate of housing completions within the last 3 years having been located on non-RES-N land – TPA estimates using SDCC’s Housing Supply Monitor as source - <https://experience.arcgis.com/experience/3efef39a761b4a20a727a4eacc9f7bf0>. It is also confirmed in the new s. 28 Guidelines that c. 40% of housing is delivered in existing built-up areas.

¹⁶ As per the average density ranges for ‘City – Suburban/Urban Extension’ areas in Dublin within the *Compact Settlement Guidelines*, 2025 and taking into consideration the ‘net developable area’ definition of c. 65% to 80% of the gross area on pg. 19 of the guidelines.

¹⁷ Based on the current conversion rate of all RES-N land within the SDCC Development 2022-2028 to have received planning permission within first 3 years and applying logical assumptions of what the conversion rate is likely to be given extended timelines of 10 and 13 years, respectively – TPA estimates using SDCC’s Housing Supply Monitor as source - <https://experience.arcgis.com/experience/3efef39a761b4a20a727a4eacc9f7bf0>.

¹⁸ 46% within a 6-year period (as confirmed by SDCC on pg. 42 of the SDCC Development Plan 2022-2028) and applying logical assumptions of what the conversion rate is likely to be given ability to seek extensions of duration of planning permissions.

5.0 OUR FINDINGS – A SHORTFALL OF OVER 700 HECTARES OF ZONED LAND

Ireland has objectively underperformed over the last decade when it comes to housing supply, resulting in significant pent-up housing demand. While previously county councils were obliged to plan for the next 6 years, the Government has now extended planning horizons to every 10 years—as provided for within the 2024 Act currently undergoing commencement—*inter alia* to allow for greater clarity in respect of Ireland’s future housing delivery capacity. Alongside this, the Irish Government has revised national and local housing targets.

The revised national housing targets mean SDCC must now deliver approximately 41,000 homes by 2034. Of this, around 24,600 homes will need to be accommodated on new-residential zoned lands, as only 40% of housing completions typically occur on residential lands in built up areas. Looking further to 2038 (the likely next Development Plan expiration year), this housing requirement rises to approximately 30,000 homes on new-residential zoned lands.

To meet this demand, SDCC will need 572 and 697 hectares, respectively, of development-ready new-residential zoned land, based on an average density of 43 units per hectare, consistent with national compact settlements guidelines for new housing. However, land use planning does not translate directly into housing completions. Historical trends will show that only around 60%-80% (70% on average) of zoned lands are likely to secure planning permission within 10-13 years, and of those, only around 70% of those permissions are likely to lead to actual housing completions within those 13 years. This results in an effective delivery rate of just 49% of the land originally zoned (i.e., 70% × 70%) within a 10–13-year period.

Consequently, SDCC must zone significantly more land than it needs in order to account for this delivery dissolution. To deliver the required 24,600 homes on new-residential zoned land by 2034, approximately 1,170 hectares of land must be zoned as new-residential—just over 2 times the theoretical requirement based on yield alone; for 2038, the requirement is 1,420. This strategic over-zoning is essential to offset the translation rates associated with planning and delivery.

At present, SDCC has only approximately 392 hectares of residentially zoned land that is realistically available for development. This figure excludes long-term regeneration areas such as City Edge and Cookstown, which face constraints such as fragmented ownership and legacy industrial uses which may affect timing of delivery. In short, the N-Res/SDZ lands that will realistically deliver housing in the next 10-13 years are as follows:

- Adamstown SDZ – c. 22 hectares of land available that has yet to have occupied units.
- Clonburris SDZ – c. 184 hectares of land available that has yet to have occupied units.
- Newcastle – c. 15 hectares of land available that has yet to have occupied units.
- Naas Road – c. 15 hectares of land available that has yet to have occupied units.
- Whitechurch – c. 32 hectares of land available that has yet to have occupied units.
- Ballycullen – c. 36 hectares of land available that has yet to have occupied units.
- Jobstown – c. 27 hectares of land available that has yet to have occupied units.
- Saggart/Fortunestown – c. 26 hectares of land available that has yet to have occupied units.



- Rathcoole – c. 24 hectares of land available that has yet to have occupied units.
- Infill lands scattered around SDCC – c. 10 hectares of land available that has yet to have occupied units.

At 43 units per hectare, these 392 hectares could yield approximately 16,856 homes—leaving SDCC at least 7,744 units short of its 2034 housing requirement and 13,144 units short of its 2038 target, even with a 100% translation rate! With the realistic 49% translation rate applied, there will be a shortfall of 16,340 units by 2034 and a 21,740 unit shortfall by 2038.

This housing shortfall translates into a zoning shortfall of approximately 1,170 and 1,420 hectares, respectively. Without urgent rezoning action, South Dublin will not have the spatial capacity to meet either the 2034 or 2038 delivery requirements set by the Government.

The 10-hectare Tubber Lane lands (which we have referred to as ‘Tubber Lane North’) will directly address this zoning shortfall in support of other strategic land banks that could be rezoned. The lands can deliver an estimated 430 homes, are located in a highly accessible¹⁹ and serviced²⁰ area, and pose minimal ecological and environmental constraints. The lands are shovel-ready and are fully aligned with the Government’s planning and urban design objectives. As such, they represent one of the most immediately deliverable and strategically beneficial options for rezoning within the County.

See Table 1, below, which summarises our findings:

Category	Metric / Detail	Value / Explanation
Housing Requirement by 2034	Total homes needed	41,000 homes
	Homes on new-Res zoned land	24,600 homes
	Land needed at 43 units/ha	572 hectares
Housing Requirement by 2038	Total homes needed	50,000 homes
	Homes on new-Res zoned land	30,000 homes
	Land needed at 43 units/ha	697 hectares
Conversion Rates (Delivery Attrition)	% Zoned land receiving planning permission (10-13 years)	70%
	% Planning permissions developed (10-13 years)	70%
	Effective delivery rate (10-13 years)	49% (0.7 × 0.7)
Zoning Multiplier to Meet Demand	Factor to compensate for dissolution	2.04 times the theoretical land requirement

¹⁹ within 1.5 km of a high-capacity train station that will soon fall within the Dart+ South West railway line permitted by An Bord Pleanála on 13 November 2024

²⁰ POGA Consulting Engineers has submitted an Uisce Eireann Pre-Connection Enquiry application earlier this year for the client’s landholding (see Appendix A). According to a letter prepared by Corrigan Hodnett Consulting (see Appendix B), Tobermaclugg Pumping Station has built in capacity of approx. 37,000 PE (in excess of 13,000 residential units) and that there is sufficient potable water capacity serving the area, subject to minor infrastructure upgrade works.

Total Land Required by 2034	Adjusted zoning requirement	1,170 hectares
Total Land Required by 2038	Adjusted zoning requirement	1,420 hectares
Current Zoned Land Supply	Available zoned residential land	392 hectares (excluding regeneration areas such as City Edge and Cookstown, which face constraints and timing uncertainty)
	Potential housing yield at 43 units/ha	16,900 homes
	Likely housing delivery at effective delivery rate (49%)	8,300 homes
Shortfall	Housing shortfall by 2034	16,300 homes
	Additional land needed for N-RES zoning	775 hectares
	Housing shortfall by 2038	21,700 homes
	Additional land needed for N-RES zoning	1,028 hectares
Tubber Lane Lands ('Tubber Lane North')	Land area	10 hectares
	Housing yield potential	430 homes
	Location & serviceability	Highly accessible, well-serviced, minimal constraints

Table 1: Summary of our findings from our analysis of SDCC Development Plan targets, zoning provision, supply numbers, conversion and translation rates considering revised national targets.

6.0 WHY THE TUBBER LANE LANDS ('TUBBER LANE NORTH')?

SDCC must urgently respond to revised national targets that require the delivery of 41,000 new homes by 2034 and 50,000 by 2038. Yet, existing zoned lands are falling drastically short, with only 392 hectares currently considered development-ready—less than a third of what's needed. Without immediate intervention, SDCC risks failing its obligation to meet both national housing policy and prospective Ministerial directives.

The proposed 10 hectares of serviced lands²¹ at Tubber lane ('Tubber Lane North') offer an opportunity to strategically address this shortfall. The lands are not speculative—they are immediately developable, already connected to infrastructure, and require minimal lead-in time. Located adjacent to key transport corridors (commuter train station at Adamstown soon to be a Dart Line and a future Orbital Relief Road designated by SDCC within the lands) and community services (including Adamstown Community Centre, 3 no. schools, a creche, supermarkets, retail spaces and more) they align with compact growth principles of the NPF²² and the 15-minute city concept²³. The lands represent a logical extension of the existing urban footprint and the successfully delivered Adamstown Strategic Development Zone (SDZ), avoiding leapfrogging or sprawl while supporting sustainable, transit-oriented development. Access can be provided directly off of the existing Tubber Lane roadway.

Zoning these lands now allows for an accelerated pathway to real housing delivery. With a realistic yield of over 400 units based on average densities, these lands, even in isolation, could contribute meaningfully to SDCC's needs by 2034, 2038 and beyond.

Moreover, the site's strategic location supports balanced regional growth and enhances access to jobs, education, and amenities. We note the lands' close proximity to several Strategic employers in the area including the Government's Backweston Laboratory Campus, Intel's European Hub, and the Kildare Innovation Campus (the former Hewlett Packard Campus), the latter of which has recently secured planning permission in 2024 for a €5 Billion redevelopment project that will create upwards on 3,000 new jobs and input over €200 million euro per year into the local economy. These workers—alongside thousands of other workers across the South Dublin-East Kildare region—will need housing.

In line with the Minister's statements and the revised National Planning Framework, SDCC must act decisively. We strongly urge the Council to zone these 10 hectares as 'New Residential'. The lands are shovel-ready, policy-aligned, and uniquely positioned to deliver a meaningful portion of the homes South Dublin urgently needs.

See Figure 1, below, which provides an overview of the development context of the Tuber Lane lands. It shows that the lands are a direct continuation of an existing built-up area and the completion of the successful Adamstown SDZ.

²¹ POGA Consulting Engineers has submitted an Uisce Eireann Pre-Connection Enquiry application earlier this year for the client's landholding (see Appendix A). According to a letter prepared by Corrigan Hodnett Consulting (see Appendix B), Tobermaclugg Pumping Station has built in capacity of approx. 37,000 PE (in excess of 13,000 residential units) and that there is sufficient potable water capacity serving the area, subject to minor infrastructure upgrade works.

²² The No. 1 'National Strategic Outcome' targeted by the Government in the revised NPF; pg. 5.

²³ A concept that is gaining momentum across Europe and is promoted by SDCC as part of the City Edge Project.

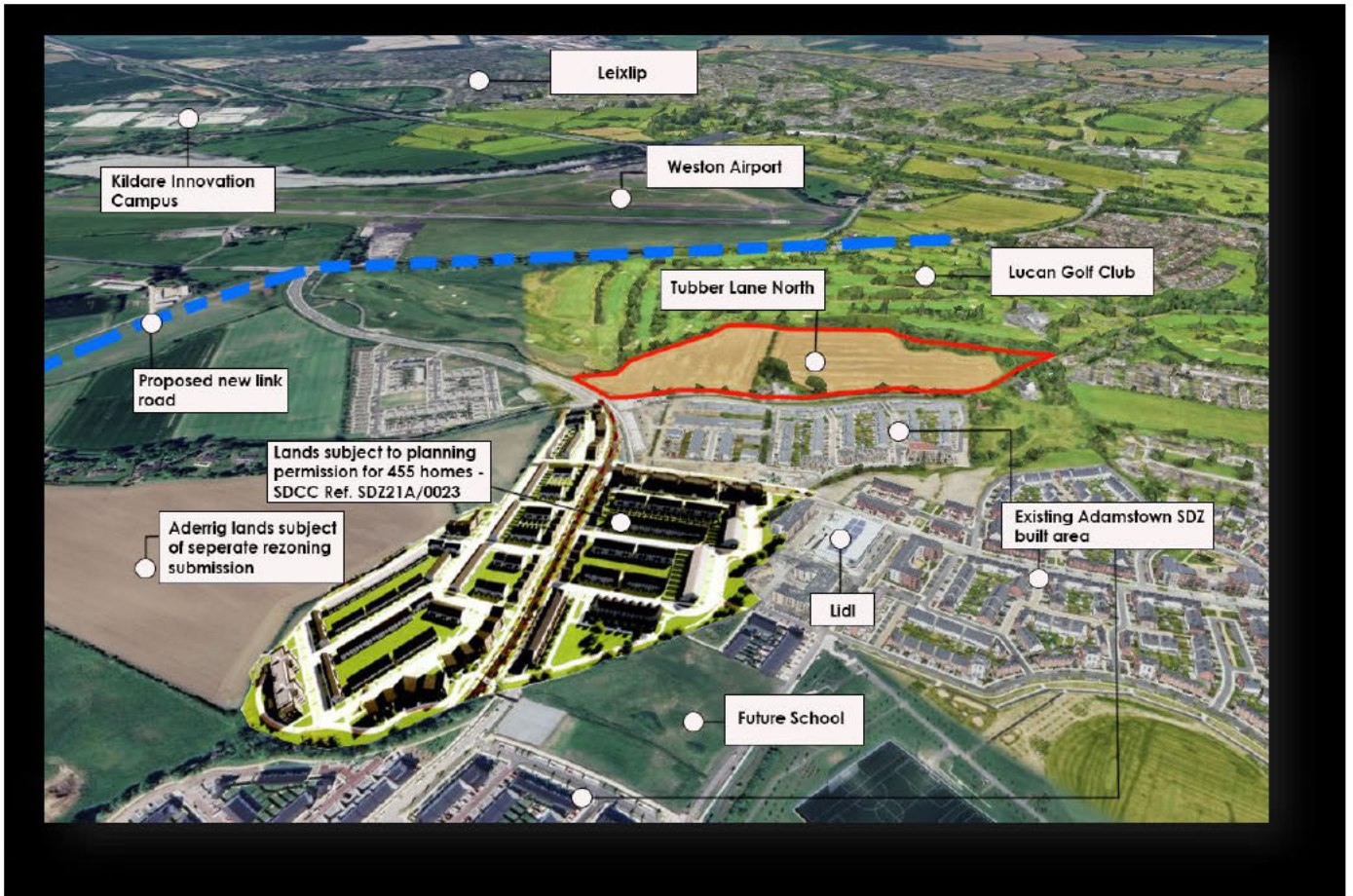


Figure 1: Overview of Tubber Lane North’s development context. (Source: Tom Phillips + Associates using Google aerial view as base image.)

7.0 INVESTMENT IN INFRASTRUCTURE IN ADAMSTOWN SINCE 1998

Adamstown in Dublin was first zoned for housing under the 1998 South Dublin County Development Plan, which proposed the creation of several new towns. Of these, Adamstown was the only one to progress to development and was officially designated as a Strategic Development Zone (SDZ) in June 2001. As stated in the Designation Order:

“the development . . . of this Order is of economic and social importance to the state”.

And further:

*“the deficiency in the supply of housing nationally and in the Greater Dublin Area particularly, the number and phasing of the housing units which would be delivered by the inclusion of the lands within a strategic development zone, the potential for comprehensive planning and development of the site due to its scale and configuration, the efficient use of public investment in infrastructural facilities, including public transport, water, waste water and roads and that development of the site will help give effect to the policies in the Strategic Planning Guidelines for the Greater Dublin Area for development within the Metropolitan Area”.*²⁴

²⁴ S.I. No. 272/2001.

Following designation, the SDZ Planning Scheme was prepared and adopted in 2003. In 2007, two primary schools, a train station and a park opened; the following year a creche and a secondary school opened. By 2014, just under 1,400 homes were built with no development having started on the 'district centre'.

We highlight this not to criticise the SDZ Planning Scheme—in fact, we regard it as a significant success—but to underscore a key reality: the delivery of enabling infrastructure such as drainage and potable water, which ultimately supports homes, schools, and shops, takes time. This is not unique to Adamstown. Research conducted by Tom Phillips + Associates in 2021, in a report titled *SHDs and SDZs*,²⁵ found that across Ireland's eleven SDZs, it has taken an average of 11 years from designation to the commencement of development.



Figure 2: Tubber Lane North lands highlighted in yellow; the lands are a direct continuation of the successful and near-completion Adamstown SDZ. (Source: Tom Phillips + Associates using Adamstown SDZ Planning Scheme as base image.)

²⁵ Can be found at <https://tpa.ie/resources/>

Tubber Lane North is a direct continuation of an existing urban development masterplan—“where major infrastructural investment has [already] been made”.²⁶ It builds on the success of the Adamstown SDZ, which has delivered substantial infrastructure, including a foul water pumping station and drainage capacity for up to 25,000 homes in the wider area, utility connections for a train station and schools, and a 1 km Link Road—all as part of a €100 million investment.²⁷

In our professional town planning opinion, future housing development should be concentrated in areas where significant infrastructure investment has already been made, rather than in locations where infrastructure delivery remains uncertain. When it comes to addressing Ireland’s housing crisis, *the cart must follow the horse*, not the other way round.

8.0 CONCLUSION

South Dublin County Council stands at a critical juncture. The revised National Planning Framework and Ministerial statements have fundamentally altered the scale and urgency of housing delivery required across the country. With a projected shortfall of over 16,000 homes and more than 700 hectares of zoned land, SDCC must now make evidence-based decisions to align local planning policy with national housing obligations. Based on our calculations and review of the revised NPF and current Development Plan, existing zoned lands are inadequate in both scale and deliverability. In this context, shovel-ready, strategically located, and serviced lands should be prioritised without delay.

The 10-hectare Tuber Lane (‘Tubber Lane North’) lands presented in this Submission offer potential for immediate housing delivery that strongly aligns with national and regional policy, and capacity to contribute meaningfully to compact, sustainable urban growth. With a robust masterplan in place, these lands should be zoned for ‘New Residential’ use. Doing so is a practical, policy-aligned, and forward-thinking response to South Dublin’s looming zoning crisis.

Sincerely



Hugh Kelly
Senior Planner
Tom Phillips + Associates

Encl.

Appendix A: Uisce Eireann Connection Enquiry Watermain Layout Proposal Drawing evidencing that a PCE has been made; prepared by POGA Consulting Engineers

Appendix B: Letter from Corrigan Hodnett Consulting Civil & Structural Engineers detailing that capacity for in excess of 13,000 new homes exists at the Tobermaclugg Pumping Station

²⁶ *Environmental Report of the Draft Amendments to the Approved Adamstown SDZ Planning Scheme, 2003 Strategic Environmental Assessment*, pg. 66.

²⁷ Including both public and private investment, total investment is estimated to be north of €3 Billion. Source: <https://bannon.ie/economy/quintains-e500m-investment-in-adamstown-gets-under-way/>



Appendix A: Uisce Eireann Connection Enquiry Watermain Layout Proposal Drawing evidencing that a PCE has been made; prepared by POGA Consulting Engineers



LEGEND

— SITE BOUNDARY

SITE COORDINATES:
E: 301430
N: 234285

Site under construction

- NOTES:**
1. Road in conjunction with all relevant Architects and Engineer's drawings and specifications. All setting out to be done from the Architect's drawings.
 2. The contractor shall establish, by silt trenches, by liaison with the various utilities and by staking, the location of the existing services, so that the work can be carried out in a safe and efficient manner. This information is also required by POGA so that alterations can be carried out to the location of services in the event of obstructions.
 3. The contractor shall prepare a traffic management plan and agree it with the Local Authority, prior to commencement of work on ESTAIE.
 4. Soft areas and loose uncompacted areas to be excavated and replaced with stone capping layer, Class B2 to the NQA Specification for Road Works, compacted in layers to clause 612.
 5. All services, including manhole covers and gullies must be installed before the wearing course is placed. No patch work permitted.
 6. Concrete in footpaths to be Mix E to specification and Mix F in kerb beds and haunch. Form A should be given to the concrete supplier.
 7. Sub base to be blended with a thin layer of non plastic quarry screenings, where necessary, maximum thickness to be 20mm.
 8. Road gullies must be placed at low points to eliminate ponding. Close gullies in the direction of the traffic flow.

Rev.	Date	Description	By

Project Title
**ADAMSTOWN,
 LUCAN, CO. DUBLIN**

Architect

Date	By	Checked	Scale @ A1
MAY 2025	KA	PM	1:1000

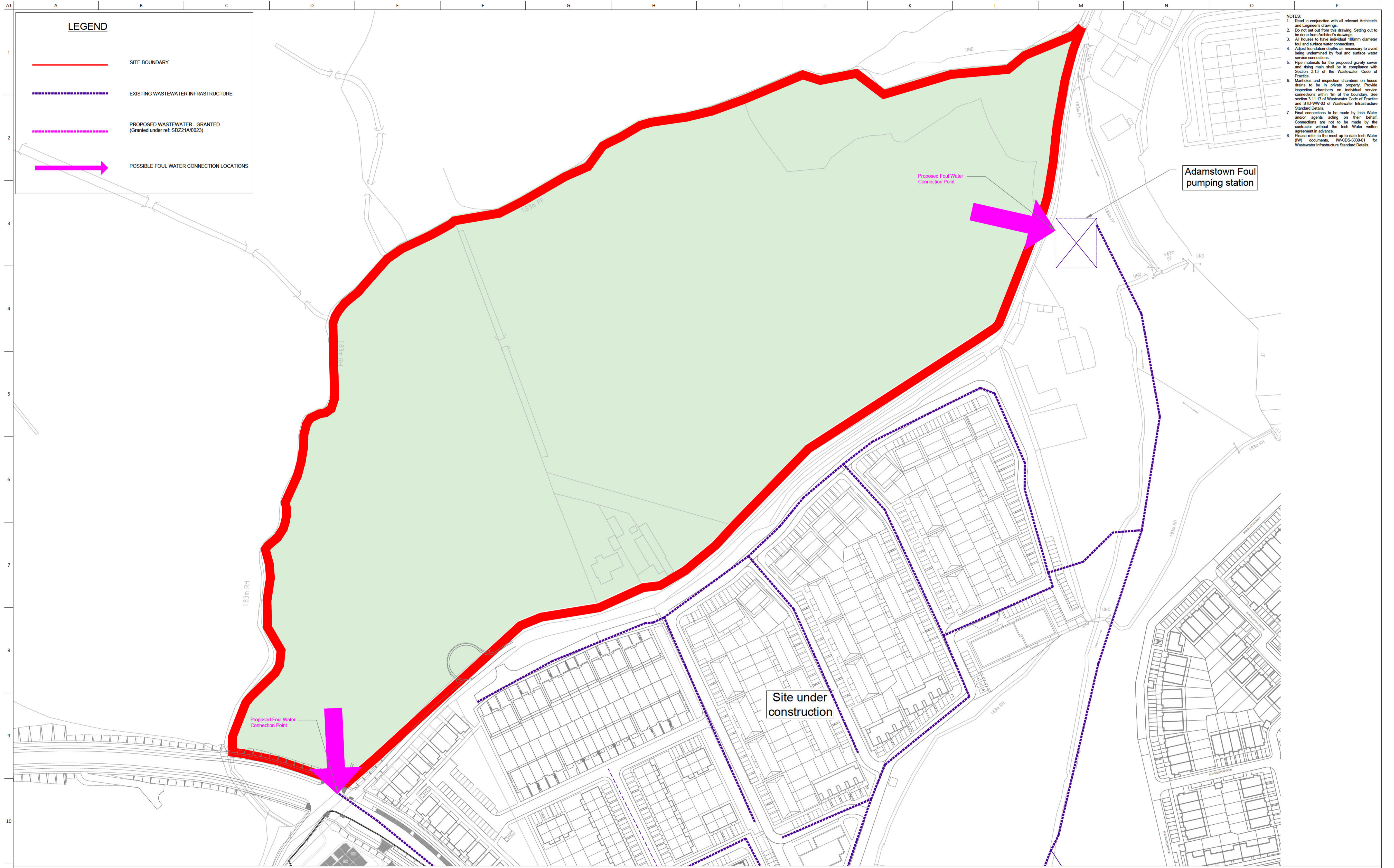
Drawing Title
**SITE LOCATION MAP
 IRISH WATER**

Drawing Status
IRISH WATER APPLICATION

Job No.	Drawing No.	Issue
25026	1000	IWO

POGa
 CONSULTING ENGINEERS
 STRUCTURAL + CIVIL

Unit D20, Nutgrove Office Park
 Rathfarnham
 Dublin 14
 D14 PF98
 Tel +353 (0)1 205 1101
 www.poga.ie



- NOTES:
1. Read in conjunction with all relevant Architect's and Engineer's drawings.
 2. Do not set out from this drawing. Setting out to be done from Architect's drawings.
 3. All houses to have individual 100mm diameter foul and surface water connections.
 4. Adjust foundation depths as necessary to avoid being undermined by foul and surface water service connections.
 5. Pipe materials for the proposed gravity sewer and rising main shall be in compliance with Section 3.13 of the Wastewater Code of Practice.
 6. Manholes and inspection chambers on house drains to be in private property. Provide inspection chambers on individual service connections within 1m of the boundary. See section 2.11.13 of Wastewater Code of Practice and S10-WW03 of Wastewater Infrastructure Standard Details.
 7. Final connections to be made by Irish Water and/or agents acting on their behalf. Connections are not to be made by the contractor without the Irish Water written agreement in advance.
 8. Please refer to the most up to date Irish Water (IW) documents, IW-CDS-5030-01 for Wastewater Infrastructure Standard Details.

LEGEND

- SITE BOUNDARY
- - - - - EXISTING WASTEWATER INFRASTRUCTURE
- - - - - PROPOSED WASTEWATER - GRANTED (Granted under ref: SDZ21A/0023)
- ➔ POSSIBLE FOUL WATER CONNECTION LOCATIONS

Ordnance Survey Ireland Licence No. CYAL50427735
 © Ordnance Survey Ireland / Government of Ireland
 © This drawing is Copyright and must only be used for the project named

Rev.	Date	Description	By

Project Title
**ADAMSTOWN,
 LUCAN, CO. DUBLIN**

Architect

Date	By	Checked	Scale @ A1
MAY 2025	KA	PM	1:1000

Drawing Title
DRAINAGE LAYOUT

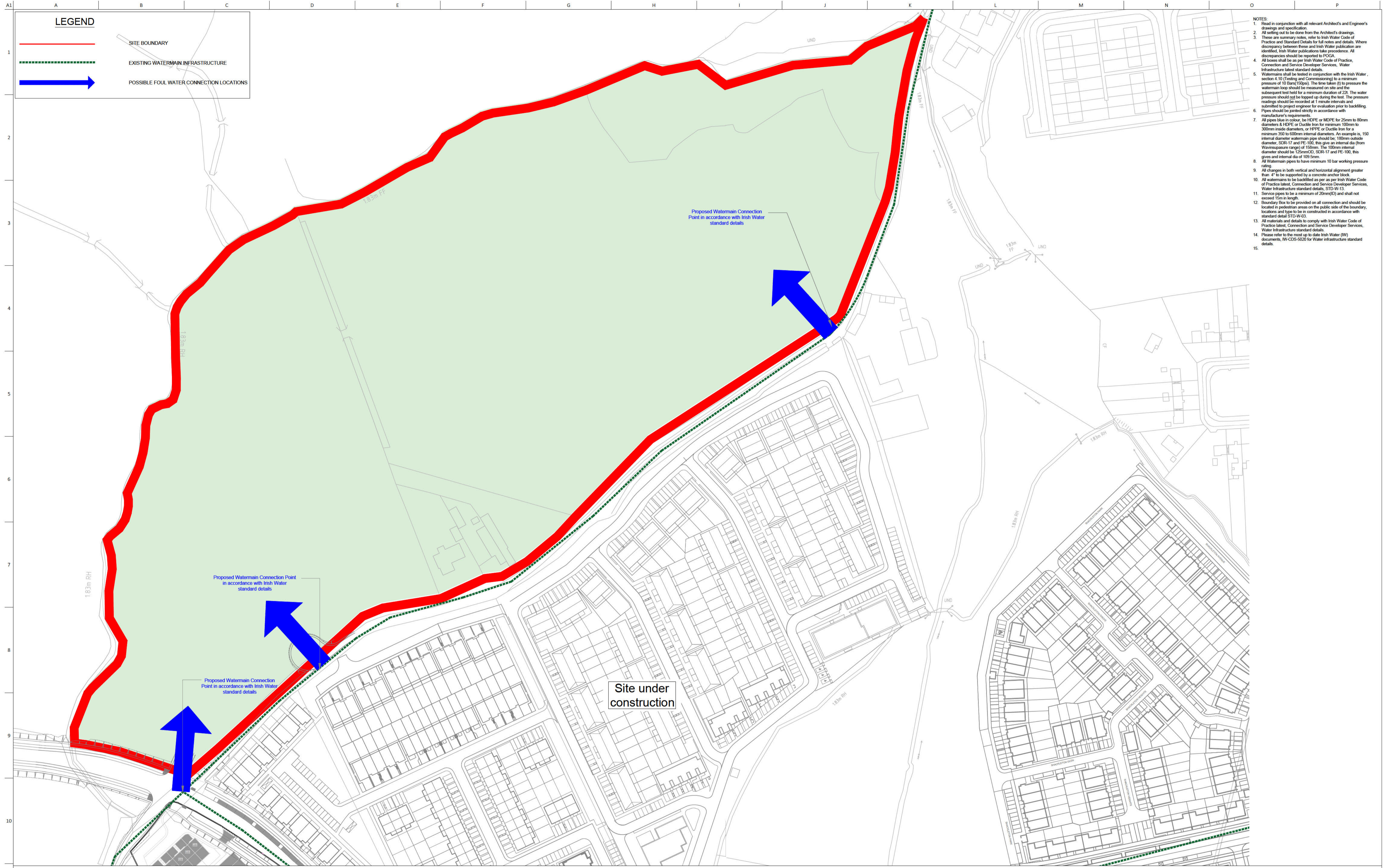
Drawing Status
IRSH WATER APPLICATION

Job No.	Drawing No.	Issue
25026	1001	IWO



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LEGEND

- SITE BOUNDARY
- EXISTING WATERMAIN INFRASTRUCTURE
- POSSIBLE FOUL WATER CONNECTION LOCATIONS

- NOTES:**
1. Read in conjunction with all relevant Architect's and Engineer's drawings and specifications.
 2. All setting out to be done from the Architect's drawings.
 3. These are summary notes, refer to Irish Water Code of Practice and Standard Details for full notes and details. Where discrepancy between these and Irish Water publication are identified, Irish Water publications take precedence. All discrepancies should be reported to POGA.
 4. All boxes shall be as per Irish Water Code of Practice, Connection and Service Developer Services, Water Infrastructure latest standard details.
 5. Watermains shall be tested in conjunction with the Irish Water, section 4.10 (Testing and Commissioning) to a minimum pressure of 10 Bars (150psi). The time taken (t) to pressure the watermain loop should be measured on site and the subsequent test held for a minimum duration of 22t. The water pressure should not be topped up during the test. The pressure readings should be recorded at 1 minute intervals and submitted to project engineer for evaluation prior to backfilling. Pipes should be grouted strictly in accordance with manufacturer's requirements.
 6. All pipes (save in colour, be HDPE or MDPE for 250mm to 800mm diameters & HDPE or Ductile Iron for minimum 100mm to 300mm inside diameters, or HDPE or Ductile Iron for a minimum 350 to 600mm internal diameters. An example is, 150 internal diameter watermain pipe should be: 180mm outside diameter, SDR-17 and PE-100; this gives an internal dia (from Warrispacure range) of 150mm. The 100mm internal diameter should be: 125mm OD, SDR-17 and PE-100, this gives an internal dia of 109.5mm.
 7. All Watermain pipes to have minimum 10 bar working pressure rating.
 8. All changes in both vertical and horizontal alignment greater than 4" to be supported by a concrete anchor block.
 9. All watermains to be backfilled as per per Irish Water Code of Practice latest, Connection and Service Developer Services, Water Infrastructure standard details, STD-W-13.
 10. Service pipes to be a minimum of 20mm(Ø) and shall not exceed 15m in length.
 11. Boundary Box to be provided on all connection and should be located in pedestrian areas on the public side of the boundary, locations and type to be in accordance with standard detail STD-W-03.
 12. All materials and details to comply with Irish Water Code of Practice latest, Connection and Service Developer Services, Water Infrastructure standard details.
 13. Please refer to the most up to date Irish Water (IW) documents, IW-CDS-5020 for Water infrastructure standard details.
 - 14.
 - 15.

Rev.	Date	Description	By

Project Title
**ADAMSTOWN,
 LUCAN, CO. DUBLIN**

Architect

Date	By	Checked	Scale @ A1
MAY 2025	KA	PM	1:1000

Drawing Title
WATERMAIN LAYOUT

Drawing Status
IRSH WATER APPLICATION

Job No.	Drawing No.	Issue
25026	1002	IWO



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Appendix B: Letter from Corrigan Hodnett Consulting Civil & Structural Engineers detailing that capacity for in excess of 13,000 new homes exists at the Tobermaclugg Pumping Station

Mr John McGreevy

08th July 2025

By e-mail: [REDACTED]

Our Ref. CHC-XX-XX-CO-C-00001

RE: TOBERMACLUGG WASTEWATER PUMP STATION CAPACITIES

Dear Mr McGreevy,

The Tobermaclugg Wastewater Pump Station (WwPS), associated rising main and stormwater culvert and storage works were granted planning permission under South Dublin County Council planning reference SDZ06A/4 and were subsequently constructed, all to service the Adamstown SDZ lands. Additional capacity was built-in to the scheme to facilitate potential future development outside of the Adamstown SDZ lands wastewater catchment.

As part of capacity improvement works necessitated by wastewater constraints in the Lower Liffey Valley drainage catchments, Uisce Éireann carried out a Compulsory Purchase Order (CPO) on the Tobermaclugg WwPS, *Irish Water Compulsory Purchase (Celbridge Wastewater Project) Order, 2021*. The CPO results in additional wastewater flows from the Primrose Hill WwPS in Leixlip being introduced to the Tobermaclugg WwPS to free up capacity in the Castletown WwPS in Leixlip to facilitate development on the north side of the River Liffey in Leixlip. Having regard to correspondence around the CPO, specifically in relation to wastewater contributions from the Primrose Hill WwPS it is calculated that a total of 4,006 residential units now contribute to the Primrose Hill WwPS which feeds into the Tobermaclugg WwPS.

The Adamstown Local Area Plan cites that the maximum number of residential units permissible within the SDZ is 8,905¹. The complete build out of the Adamstown SDZ lands, along with the Primrose Hill WwPS contributions to the Tobermaclugg WwPS amounts to a total of [4,006 + 8,905=] 12,211units. Using the Uisce Éireann Occupancy Factor (OF) of 2.7, this equates to a Population Equivalent of **32,970PE**.

The Tobermaclugg WwPS is capable of serving a maximum population equivalent of **70,000PE**. The maximum capacity can be realised by upgrading the pumps and telemetry in the pumping station. There are no civil works required, the existing rising mains, storage tanks and overflow tanks do not need to be upgraded to achieve the maximum capacity. As such, there is a dormant capacity of [70,000-32,970=] 37,030PE within the Tobermaclugg WwPS. This dormant capacity equates to [37,030/2.7=] **13,714 residential units**.

Wastewater demand from non-residential development such as schools and the planned Primary Care Centre are not included in the foregoing calculations as the details of these developments are not known. It is however reasonable to

¹ Adamstown SDZ Planning Scheme, Table 2.3

assume that they would be nominal. For example, if each of the four schools have a student compliment of 400no. students, based on EPA guidelines, this equates to $[4\text{schools} \times 400\text{students} \times 40 \text{ litres/hd/day}] = 64,000 \text{ litres/day}$. This can be converted to an equivalent number of houses by allowing an approved OF of 2.7 and demand of 150l/hd/day, equating to $[64,000/(2.7/150)=] 158 \text{ residential units}$.

Having regard to the foregoing, it is considered that the existing Tobermaclugg WwPS has sufficient excess capacity, subject to minor plant upgrades, to accommodate in excess of 13,000 additional residential units.

If you have any queries or require any clarifications in relation to the foregoing please do not hesitate to contact the undersigned.


Yours Sincerely,



PAUL CORRIGAN NCEA Civil Eng, BSc (Hons) Civil Eng, Pg Cert Civil Eng, AEng, MIEI

Director

For Corrigan Hodnett Consulting

cc Michael Hodnett, CHC, 

Encl. -



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