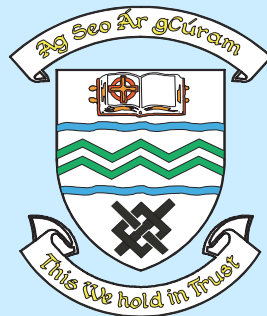


**Adamstown Strategic Development Zone
Planning Scheme 2003**

Amendment No. 1

Approved by South Dublin County Council

8 May 2006



Adamstown SDZ Planning Scheme 2003

Amendment No. 1

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PLANNING AND DEVELOPMENT ACTS 2000 – 2004
**NOTICE OF AMENDMENT TO THE ADAMSTOWN STRATEGIC
DEVELOPMENT ZONE PLANNING SCHEME 2003 (VARIATION NO. 1)**

Notice is hereby given pursuant to Sections 169 sub sections 5 (a) and 5 (b) of the Planning & Development Act 2000 (as amended) that on the 8th May, 2006, the Council of the County of South Dublin, being the Planning Authority for the County, made the following amendment to the Adamstown SDZ Planning Scheme 2003.

Relocation of the northern part of the combined schools and leisure campus site, to an immediately adjoining site to the south-west, which is currently within the 'Adamstown Square' development area. Concurrent relocation of the permissible housing development to be displaced from 'Adamstown Square', to the north-east. This includes revision of the boundaries of the 'Adamstown Square' and 'Adamstown Castle' development areas.

Amendment to Phase 5 (3,401 – 4200 dwellings) of the Phasing and Implementation section of the Adamstown SDZ Planning Scheme 2003 to include provision for a Primary Health Care Facility of at least 2500m² as set out below. The floor space for the Primary Health Care Facility will be in addition to the maximum amount of 125.500m² non-residential floorspace permitted in the Planning Scheme 2003.

- ***The provision of a Primary Health Care Facility with a minimum floorspace of 2500m²***

A copy of the report on the Adamstown Strategic Development Zone Planning Scheme 2003 as amended may be inspected at the following locations.

The Planning Department, South Dublin County Council, County Hall, Tallaght Dublin 24: 9.00 a.m. to 5.00 p.m. Monday to Thursday and 9.00 a.m. to 4.30 p.m. Friday.

- Local Branch Library at Lucan during normal opening hours.
- The Council's websites www.southdublin.ie and www.adamstown.ie

T. Doherty
Director of Planning

12th May, 2006

COMHAIRLE CHONTAE ATHA CLIATH THEAS

SOUTH DUBLIN COUNTY COUNCIL



MEETING OF SOUTH DUBLIN COUNTY COUNCIL

MONDAY 8TH MAY 2006

HEADED ITEM: Planning Department

Manager's Report on Proposed Amendment (No.1) to the Adamstown Strategic Development Zone (SDZ) Planning Scheme 2003

Purpose of the Proposed Amendment

To facilitate an improved schools and leisure campus layout further to detailed design work in conjunction with the Department of Education & Science and Chartridge Ltd.

Description of Proposed Amendment

Relocation of the northern part of the combined schools and leisure campus site, to an immediately adjoining site to the south-west, which is currently within the 'Adamstown Square' development area. Concurrent relocation of the permissible housing development to be displaced from 'Adamstown Square', to the north-east. This includes revision of the boundaries of the 'Adamstown Square' and 'Adamstown Castle' development areas.

The overall quantum of residential and commercial development permissible in the Adamstown SDZ is to remain unchanged.

The phasing schedule set out in the SDZ Planning Scheme is to remain unchanged.

Details of Development to be Facilitated

The proposed amendment is to allow a more comprehensive layout for two x 16 classroom primary schools and a 1,000 pupil secondary school together with associated play areas, ball courts and playing pitches. A sports hall, community centre, crèche and commercial leisure facility with swimming pool are also to be provided. School access to the sports hall, pitches and swimming pool will be facilitated.

Consultation undertaken

Notice and details of the proposed amendment were sent to the Minister for Environment, Heritage and Local Government, An Bord Pleanála and the Environmental Protection Agency.

A copy of the proposed amendment to the Adamstown SDDZ Planning Scheme was made available for inspection in the Council offices at Tallaght, Lucan library and on the Council's website for a six week period running from 17th February to 31st March 2006 inclusive. Two public notices to this effect were published in the Irish Times and the Lucan Gazette on 17th February advising that written submissions or observations on the proposed amendment would be accepted up to 4.30pm on Friday 31st March 2006.

Eight written submissions to the proposed amendment were made from the following groups and individuals:

- Health Service Executive
- Tanaiste and Minister for Health and Children
- Deliver it Right Campaign
- Councillor Derek Keating
- Paul Gogarty TD and Councillor Fintan McCarthy
- Department of Education and Science
- Department of Environment, Heritage and Local Government
- Castlethorn Construction

In summary, three of the submissions were supportive of the proposed variation, two raised issues about provision of Primary Health Care facilities at Adamstown, and three raised concerns about the proximity of the relocated schools to electricity power lines crossing the southeastern area of Adamstown. A full report on the submissions received and the Manager's Response to those submissions is attached.

The outcome of the consultation on the proposed amendment was report to the Lucan Clondalkin Area Committee on 27th April. The report was noted by the Area Committee.

Strategic Environmental Assessment

In accordance with the provisions of the Planning and Development (Strategic Environmental Assessment) Regulations 2004, the proposed Amendment No. 1 to the Adamstown SDZ Planning Scheme 2003 was screened to assess whether a Strategic Environmental Assessment was required. Based on the criteria in Schedule 2A to the Planning and Development Regulations 2001, it was decided that the proposed amendment would not be likely to have significant effects on the environment and that a Strategic Environmental Assessment would not be required.

Manager's Recommendation

It is recommended that the Proposed Amendment No. 1 to the Adamstown SDZ Planning Scheme 2003 be approved subject to the following provisions:

1. Agreement of the attached schedule of aspects of the Adamstown SDZ Planning Scheme that are superseded by Amendment No. 1. These will be encapsulated in a summary sheet to be attached to the Planning Scheme along with the amendment.
2. Amendment to Phase 5 (3,401 – 4,200 dwellings) of the Phasing and Implementation section of the Adamstown SDZ Planning Scheme 2003 (paragraph 4.2.11 on page 94) to include provision for a Primary Health Care Facility of at least 2500m² as set out below. The floorspace for the Primary Health Care Facility will be in addition to the maximum amount of 125,500m² non-residential floorspace permitted in the Planning Scheme 2003.
 - *The provision of a Primary Health Care Facility with a minimum floorspace of 2500m²*

Submission of planning application for primary school

A planning application for two x 16 classroom primary schools was submitted to the Planning Authority on 11 April 2006 (Reg. Ref. SDZ06A/2). The two proposed primary schools are located within that part of the combined schools site allocated in the Adamstown SDZ Planning Scheme 2003. In accordance with Section 170 of the Planning and Development Act 2000, planning permission can be granted for this application if it is consistent with the Adamstown SDZ Planning Scheme 2003.

Schedule of amendments to Adamstown SDZ Planning Scheme 2003 to reflect aspects that are superseded by Amendment No. 1.

These amendments to the text, plans & figures of the Planning Scheme will be encapsulated in a summary sheet to be attached to the Planning Scheme along with revised parameter sheets for Adamstown Castle, Adamstown Square and Adamstown Station Development Areas to incorporate Amendment No. 1.

Page	Revision
Page 5	Figure 1.5 to be amended to show revised schools site & Development Area boundaries as per Amendment No. 1
Page 8	Para.s 2.2.17 & 2.2.19 to be amended to show that, similar to the school buildings, railway station and fire station, that the Primary Care Health Facility floorspace is also excluded from the maximum non-residential development permissible in the Planning Scheme.
Page 10	Amendment No. 1 to be incorporated into Figure 2.4
Page 13	Figure 2.9 requires amendments to density zoning to reflect revised development areas as per Amendment No. 1
Page 14	Figure 2.10 requires amendment to show revised schools site as per Amendment No. 1
Page 16	Figure 2.13 requires amendment to show revised arrangement as per Amendment No. 1
Page 17	Para. 2.3.35 – revise to include reference to part of post primary school being identified as a landmark building location as per Amendment No. 1.
Page 20	Figure 2.18 – revise to show schools site as per Amendment No. 1
Page 22	Figure 2.24 – revise to show new school site & location of flexible use buildings as per Amendment No. 1
Page 24	Figure 2.28 – revise to show schools site as per Amendment No. 1
Page 25	Figure 2.29 – revise to show schools site as per Amendment No. 1
Page 26	Figure 2.30 – revise to show schools site as per Amendment No. 1
Page 28	Figure 2.34 – revise to show schools site & open space locations as per Amendment No. 1
Page 30	Figure 2.38 – revise to show new school site & location of flexible use buildings as per Amendment No. 1
Page 32	Figure 2.45 – revise to show new school site & location of flexible use buildings as per Amendment No. 1
Page 35	Revise plan to show changes to Development Area boundaries as per Amendment No. 1
Page 36	Figure 3.1 – revise to show schools site & development area boundaries as per Amendment No. 1
Page 94	Add following to list of infrastructure required by Phase 5: <i>The provision of a Primary Health Care Facility with a minimum floorspace of 2500m²</i>
Pages 93-96	Figures 4.4-4.11 - revise to show new school site & location of flexible use buildings as per Amendment No. 1
Back page	Revise plan to incorporate Amendment No. 1

**Proposed Amendment (No. 1)
Adamstown Strategic Development Zone Planning
Scheme 2003**

Manager's Report on Consultation

28 April 2006

Contents

Part 1 : Introduction
Part 2 : Manager's Recommendations

Appendices

1. Summary of responses and recommendations on submissions
2. Submissions
3. Newspaper notices

Part 1 : Introduction

Background

1.1 The Adamstown Strategic Development Zone (SDZ) Planning Scheme was approved in September 2003 following an appeal to An Bord Pleanála. South Dublin County Council is both the Planning Authority and designated Development Agency for Adamstown.

1.2 Part IX of the Planning and Development Act 2000 deals with Strategic Development Zones and development thereof. Section 171 (1), (2) and (4) of the Act deal specifically with the amendment of planning schemes and state:

(1) A planning authority may by resolution, with the consent of the relevant development agency, amend or revoke a planning scheme made under this Part.

(2) Where a planning authority proposes to amend a planning scheme under this section it shall comply with the procedure laid down in section 169 and that section shall be construed accordingly.

(4) The amendment or revocation of a planning scheme shall not prejudice the validity of any planning permission granted or anything done in accordance with the terms of the scheme before it was amended or revoked except in accordance with the terms of this Act.

1.3 Section 169 referred to in (2) above sets out the procedures for preparing a planning scheme (and by default amendments to an approved planning scheme). Key items relevant to the consultation procedure are as follows:

- Notice & copies of the draft to be sent to the Minister, the Board and prescribed authorities;
- Notice to be published in one or more newspapers circulating in the area;
- A copy of the draft to be available for inspection at a stated place for a period of not less than 6 weeks;
- Written submissions or observations on the draft made within the stated period to be taken into consideration in deciding upon the scheme;
- A report on the submissions or observations to be presented to the Council not longer than 12 weeks after giving the newspaper notice.

Purpose of the Proposed Amendment

1.4 To facilitate an improved schools and leisure campus layout within Adamstown further to detailed design work in conjunction with the Department of Education & Science and Chartridge Ltd.

Description of Proposed Amendment

- 1.5 Relocation of the northern part of the combined schools and leisure campus site, to an immediately adjoining site to the south-west, which is currently within the 'Adamstown Square' development area. Concurrent relocation of the permissible housing development to be displaced from 'Adamstown Square', to the north-east. This includes revision of the boundaries of the 'Adamstown Square' and 'Adamstown Castle' development areas.
- 1.6 The overall quantum of residential and commercial development permissible in the Adamstown SDZ is to remain unchanged.
- 1.7 The phasing schedule set out in the SDZ Planning Scheme is to remain unchanged.

Details of Development to be Facilitated

- 1.8 The proposed amendment is to allow a more comprehensive layout for two x 16 classroom primary schools and a 1,000 pupil secondary school together with associated play areas, ball courts and playing pitches. A sports hall, community centre, crèche and commercial leisure facility with swimming pool are also to be provided. School access to the sports hall, pitches and swimming pool will be facilitated.

Consultation

- 1.9 Notice and details of the proposed amendment was sent to the Minister for Environment, Heritage and Local Government, An Bord Pleanála and the Environmental Protection Agency on 17 February 2006.
- 1.10 A copy of the proposed amendment to the Adamstown SDDZ Planning Scheme was made available for inspection in the Council offices at Tallaght, Lucan library and on the Council's website for a six week period running from 17th February to 31st March 2006 inclusive. Two public notices to this effect were published in the Irish Times and the Lucan Gazette on 17th February advising that written submissions or observations on the proposed amendment would be accepted up to 4.30pm on Friday 31st March 2006.

Key issues arising from the submissions

- 1.11 Eight written submissions to the proposed amendment were made in total. A summary of the items raised in each submission is included in Appendix 1 to this report, and copies of the submissions are included in Appendix 2. A brief summary of the submissions is set out below with the key issues identified.

- 1.12 **Health Service Executive** - States that it welcomes the proposed 'elongation' of the school and leisure campus but note that provision has not been made for a Primary Care/Health Centre Site within the revised scheme. Request that the Council ensures, as a condition to the proposed amendment, that provision is made for a suitable site to accommodate a 2500m² Primary Health Care facility within the scheme.
- 1.13 **Tánaiste and Minister for Health and Children** - Supports the views expressed by the Health Service Executive in respect of making provision for a Primary Healthcare facility in Adamstown.
- 1.14 **Deliver it Right Campaign** - Raises no problem with the changed layout of the primary & secondary schools but are concerned about the new location on Health & Safety grounds. States that the new proposed layout moves the schools approximately 57m closer to the power lines (from approx. 90-100m down to 30-40m) which is the minimum distance of 30m specified by An Bord Pleanála and stated in paragraph 2.3.61 of the Planning Scheme and that the electricity pylon is shown approximately 15m from the perimeter building which is in breach of paragraph 2.3.61. States that the amendment should state that the power line will be diverted to maintain the existing 90-100m distance from the schools or be placed underground; or the amendment should otherwise be rejected.
- 1.15 **Councillor Derek Keating** - Raises concerns that the proposal to move the schools means that the distance from them to the power lines will be reduced from approx. 90-100m to 30-40m. States that the power line should be diverted to maintain the existing 90-100m distance from the schools or be placed underground.
- 1.16 **Paul Gogarty TD and Councillor Fintan McCarthy** - Raises concerns about proximity of the 220KV power lines to the proposed school location. Requests that a condition be attached to the amendment requiring that the power lines are buried or diverted in the interest of public health.
- 1.17 **Department of Education and Science** - States that it has been involved in detailed design discussions regarding the school buildings in this area of Adamstown. Considers that the proposed variation to the planning scheme will enable an improved design of the layout for the schools' site and welcome the initiative.
- 1.18 **Department of the Environment, Heritage and Local Government** - Is supportive of the proposed variation and has no comments to make.
- 1.19 **Castlethorn Construction** - States that it considers that the proposed variation to the planning scheme will enable an improved design of the layout for the schools' site and welcome the initiative.

Part 2 : Summary of Manager's Response and Recommendations

Manager's Responses to issues raised

2.1 Two key issues were raised through the consultation process:

- Provision of Primary Health Care facilities at Adamstown.
- Proximity of the relocated schools and other buildings to overhead electricity power lines crossing the southeastern area of Adamstown.

Primary Health Care Facilities

2.2 The Adamstown SDZ Planning Scheme 2003 does not make any specific phasing provision for the provision of health care facilities as none were identified by the Health Board at the time the Planning Scheme was drafted. However, paragraph 2.6.40 states that it is expected that the Health Board would indicate a requirement for a health centre in the future.

2.3 Discussions between the developers and health providers including the Health Service Executive on the provision of health care facilities in Adamstown are currently in hand.

2.4 The provision of primary health care facilities to serve the new population of Adamstown is desirable in the interest of sustainability and it is considered that the Adamstown SDZ Planning Scheme 2003 should be amended to address the provision of a primary health care facility with a minimum floorspace of 2500m² at latest by Phase 5 (3401 – 4200 dwellings).

Proximity to overhead electricity power lines

2.5 Key concerns raised by Deliver it Right Campaign, Cllr Keating, Cllr McCarthy and Paul Gogarty T.D. are that, as a result of the proposed amendment, the distance between the schools and the 220kv overhead power line will be reduced from approx. 90-100m to 30-40m (distances as stated in submissions), and that other buildings on the site will be located some 15m from the closest electricity pylon (distance as stated in submission). In view of this, they request that either the proposed amendment should be rejected or the power lines be relocated or undergrounded.

2.6 Paragraph 2.3.61 of the Planning Scheme is a direct requirement of An Bord Pleanála and states '*There is a 220kv powerline traversing the south-eastern portion of the lands. This powerline shall be diverted or placed underground if permanent occupied buildings are constructed within a minimum distance of 30 metres of it.*'

- 2.7 The proposed Amendment No. 1 includes a revised illustrative layout plan for the area of the Planning Scheme affected. The revised illustrative plan shows that the primary schools will remain within the 'Primary and Post Primary Schools' site allocated in the Planning Scheme 2003 while the post primary school is relocated immediately to the west of this site. The revised illustrative layout plan shows that both the primary and secondary schools will be located at least **70m** from the northernmost conductor of the overhead power line located to the south. This minimum distance is more than double the 30m distance referred to in Paragraph 2.3.61 of the Planning Scheme and substantially greater than the 30-40m referred to in the submissions made on the proposed amendment. With respect to other 'non-educational' buildings proposed on the site, it is not intended to locate any of these buildings within 30m of either the power line or pylon.
- 2.8 The proposed variation will not therefore result in the schools and other buildings on the site resulting from the proposed amendment contravening the 30m minimum distance from the overhead 220kv power lines specified in Paragraph 2.3.61 of the Adamstown SDZ Planning Scheme 2003 and therefore, the requirement to underground or divert the overhead power lines is not triggered.
- 2.9 It should be noted that, notwithstanding approval of the proposed amendment, the provisions of paragraph 2.3.61 of the Planning Scheme 2003 will continue to stand, i.e. the powerline will need to be diverted or placed underground if any permanent occupied buildings are constructed within a minimum distance of 30 metres of it.
- 2.10 The concern expressed by the public in relation to locating buildings in proximity to overhead power lines in the context of perceived risks from Electro Magnetic Fields (EMF) is understood. There has been significant research into the effects of EMF and proximity to power lines. In 1998, the International Commission on non-ionising radiation protection (ICNIRP) published guidelines on exposure to electric, magnetic and electromagnetic fields. For the general public these are 5kV/m for electric fields and 100 microtesla (uT) for magnetic fields respectively.
- 2.11 In the case of both electric and magnetic fields, the strength of the fields declines rapidly with distance from an overhead power line. At a distance of 70m from a 220kv powerline (as in the case of the Adamstown schools), the magnetic field will have declined to less than 0.1 microtesla (uT) which is less than many domestic appliances (the magnetic field 30cm from a TV screen is 2.0 microtesla). Electric fields are screened by buildings, hedges, fences and trees so that inside a building, there will be very little electric field from a nearby power line. At 50m from a 220kv tower, the typical electric field will be 0.06 kV/m.

Manager's Recommendations in relation to submissions made

2.12 With respect to the issues raised in the submissions, it is recommended that:

3. In order to address the submissions in respect of provision of health care facilities in Adamstown, that an amendment is made to Phase 5 (3,401 – 4,200 dwellings) of the Phasing and Implementation section of the Adamstown SDZ Planning Scheme 2003 (paragraph 4.2.11 on page 94) to include provision for additional floorspace in Adamstown (at least 2500m²) for a Primary Health Care as follows:
 - *The provision of a Primary Health Care Facility with a minimum floorspace of 2500m²*
4. That no provisions are made with regard to undergrounding or diverting the overhead powerline southeast of Adamstown to address submissions made in respect of the location of buildings arising from the proposed amendment.

Summary of responses and recommendations on submissions

Submission	Summary	Response	Recommendation
<p>Fergal Black LHO Manager – Dublin West Health Service Executive Cherry Orchard Hospital Ballyfermot Dublin 10</p>	<p>Welcomes the proposed 'elongation' of the school and leisure campus but note that provision has not been made for a Primary Care/Health Centre Site within the revised scheme. Requests that the Council ensures, as a condition to the proposed amendment, that provision is made for a suitable site to accommodate a 2500m² Primary Health Care facility within the scheme.</p>	<p>Although, the Adamstown SDZ Planning Scheme 2003 does not make any specific phasing provision for the provision of health care facilities, paragraph 2.6.40 states that it is expected that the Health Board would indicate a requirement for a health centre in the future.</p> <p>The provision of primary health care facilities is considered beneficial to support the new population at Adamstown.</p>	<p>It is recommended that the Adamstown SDZ Planning Scheme 2003 be amended to include a requirement that a Primary Health Care Facility with a minimum floorspace of 2500m² be provided in Adamstown at latest by Phase 5.</p>
<p>Mary Harney TD Tánaiste & Minister for Health & Children</p>	<p>Supports the views expressed by the Health Service Executive in respect of making provision for a Primary Healthcare facility in Adamstown.</p>	<p>The provision of primary health care facilities is considered beneficial to support the new population at Adamstown.</p>	<p>It is recommended that the Adamstown SDZ Planning Scheme 2003 be amended to include a requirement that a Primary Health Care Facility with a minimum floorspace of 2500m² be provided in Adamstown at latest by Phase 5.</p>
<p>Deliver it Right Campaign c/o Sean Giblin 2 Finnstown Fairways Lucan Co. Dublin</p>	<p>Raises no problem with the changed layout of the primary & secondary schools but are concerned about the new location on Health & Safety grounds. States that the new proposed layout moves the schools approximately 57m closer to the power lines (from approx. 90-100m down to 30-40m) which is the minimum distance of 30m specified by An Bord Pleanála and stated in paragraph 2.3.61 of the Planning Scheme</p>	<p>The illustrative layout plan for the proposed amendment shows that the primary and secondary schools will be located at least 70m from the closest conductor of the overhead power line – a substantially greater distance than the 30-40m referred to in the submission and more than double the 30m minimum distance from the powerlines referred to in Paragraph 2.3.61 of the Planning Scheme. With respect to other 'non-educational' perimeter buildings proposed on the site, it is</p>	<p>The proposed variation will not result in the schools and other buildings on the site resulting from the proposed amendment contravening the 30m minimum distance from the over head 220kv power lines specified in Paragraph 2.3.61 of the Adamstown SDZ Planning Scheme 2003, therefore no change recommended.</p>

	<p>and that the electricity pylon is shown approximately 15m from the perimeter building which is in breach of paragraph 2.3.61. States that the amendment should state that the power line will be diverted to maintain the existing 90-100m distance from the schools or be placed underground; or the amendment should otherwise be rejected.</p>	<p>not intended to locate any of these buildings within 30m of either the power line or pylon. The provisions of paragraph 2.3.61 of the Planning Scheme 2003, i.e. the powerline will need to be diverted or placed underground if permanent occupied buildings are constructed within a minimum distance of 30 metres of it, are therefore not triggered.</p>	
<p>Cllr Derek Keating 66 Beech Park Lucan Co. Dublin</p>	<p>Proposed layout moves primary school to within 30-40m of overhead power lines. Therefore the lines should be undergrounded or diverted.</p>	<p>The illustrative layout plan for the proposed amendment shows that the primary and secondary schools will be located at least 70m from the closest conductor of the overhead power line – a substantially greater distance than the 30-40m referred to in the submission and more than double the 30m minimum distance from the powerlines referred to in Paragraph 2.3.61 of the Planning Scheme. The provisions of paragraph 2.3.61 of the Planning Scheme 2003, i.e. the powerline will need to be diverted or placed underground if permanent occupied buildings are constructed within a minimum distance of 30 metres of it, are therefore not triggered.</p>	<p>The proposed variation will not result in the schools and other buildings on the site resulting from the proposed amendment contravening the 30m minimum distance from the over head 220kv power lines specified in Paragraph 2.3.61 of the Adamstown SDZ Planning Scheme 2003, therefore no change recommended.</p>
<p>Paul Gogarty TD & Cllr Fintan McCarthy Lucan Green Party</p>	<p>Concerned about proximity of amended school location to overhead power</p>	<p>The illustrative layout plan for the proposed amendment shows that the primary and</p>	<p>The proposed variation will not result in the schools and other buildings on the site resulting from the proposed amendment contravening the 30m</p>

<p>Room 4 Muintir Na Tire Hall Main Street Lucan Co. Dublin</p>	<p>lines. The lines should be undergrounded or diverted.</p>	<p>secondary schools will be located at least 70m from the closest conductor of the overhead power line – a substantially greater distance than the 30-40m referred to in the submission and more than double the 30m minimum distance from the powerlines referred to in Paragraph 2.3.61 of the Planning Scheme. The provisions of paragraph 2.3.61 of the Planning Scheme 2003, i.e. the powerline will need to be diverted or placed underground if permanent occupied buildings are constructed within a minimum distance of 30 metres of it, are therefore not triggered.</p>	<p>minimum distance from the over head 220kv power lines specified in Paragraph 2.3.61 of the Adamstown SDZ Planning Scheme 2003, therefore no change recommended.</p>
<p>Tony Dalton Principal Officer Planning & Building Unit Department of Education & Science Portlaoise Road Tullamore Co. Offaly</p>	<p>Has been involved in detailed design discussions regarding the school buildings in this area of Adamstown. Considers that the proposed variation to the planning scheme will enable an improved design of the layout for the schools' site and welcome the initiative.</p>	<p>Noted</p>	<p>No change recommended.</p>
<p>Brain Kenny Spatial Policy Department of Environment, Heritage & Local Government</p>	<p>Supportive of the proposed variation and no comments to make.</p>	<p>Noted</p>	<p>No change recommended</p>
<p>Castlethorn Construction c/o Stephen Little & Associates 87 Harcourt Street Dublin 2</p>	<p>Considers that the proposed variation to the planning scheme will enable an improved design of the layout for the schools' site and</p>	<p>Noted</p>	<p>No change recommended</p>

	welcome the initiative.		
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Submissions received in relation to Proposed Amendment (No.1) to the Adamstown SDZ Planning Scheme 2003



Feidhmeannacht na Seirbhíse Sláinte
Health Service Executive

Community Development Unit
Dublin West Health Office
Dublin 8
D08 V1W1

Telephone: 01-454 0743
Fax: 01-454 0744

7th March 2006

**Mr Paul Hogan,
Senior Planner,
South Dublin County Council,
Town Centre,
Tallaght,
Dublin 24.**

P.H.

PLANNING DEPARTMENT
14 MAR 2006

Dear Mr Hogan,

I have noted South Dublin County Councils intention to consider an amendment to the Adamstown Planning Scheme and I, Fergal Black Local Health Office Manager Dublin West on behalf of, the Health Service Executive (HSE), wish to make a formal submission as follows:

The proposed amendment involves the relocation of the northern part of the combined schools and leisure campus site, to an immediately adjoining site to the south-west, which is currently within the 'Adamstown Square' development area. The proposed amendment is to allow a more comprehensive layout for two x 16 classroom primary schools and a 1,000 pupil secondary school together with associated play areas, ball courts and playing pitches. A sports hall, community centre, crèche and commercial leisure facility with swimming pool are also to be provided. School access to the sports hall, pitches and swimming pool will be facilitated.

The HSE welcomes the proposed 'elongation' of the school and leisure campus to effectively form an 'activity street' through to the district centre. However I note that provision has not been made for a Primary Care/Health Centre Site within the revised scheme.

Tentative discussions have taken place between the Principal Developer and the HSE with regard to providing a suitable site for a Hub Primary Care/Health Centre Facility. Notwithstanding these discussions, the HSE herein formally request South Dublin County Council to ensure, as a condition to the proposed amendment, that provision is made for a suitable site to accommodate a 2500m² Primary Care Health Facility within the scheme. We would anticipate terms and conditions similar to what has been agreed with other State Agencies providing essential infrastructure to ensure the development of a sustainable community at Adamstown.

Our initial analysis indicates a site of circa. 1 acre is required (preferably adjoining, or within, close proximity of the proposed district centre) in order to meet the service needs of a population increase of this magnitude.

I look forward to hearing from you at your earliest convenience.

Yours sincerely

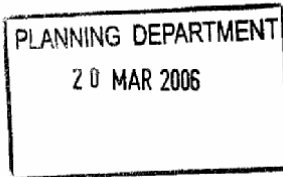

**Fergal Black
LHO Manager - Dublin West**

Tánaiste and Office of the Minister

16 March 2006 17032

~~17029~~
Mr Paul Hogan,
Senior Planner,
South Dublin County Council,
Town Centre,
Tallaght,
Dublin 24

P. H.



DEPARTMENT
OF HEALTH AND
CHILDREN
AN ROINN
SLÁINTE AGUS LEANAÍ

Quality and Fairness
A Health System for You

Dear Mr Hogan,

I understand that South Dublin County Council intends to consider an amendment to the Planning Scheme for Adamstown and I wish to make the following submission in respect of a Primary Healthcare Centre for the town.

As an elected representative in Dáil Eireann for the area which includes Adamstown, I am anxious that adequate provision be made for the provision of comprehensive health and social services in this new community.

I believe it is essential that provision be made for appropriate primary healthcare infrastructure in areas of major new housing developments such as Adamstown. I understand that this infrastructure is currently not included within the Adamstown development.

The Health Service Executive is the responsible agency for the operational management and delivery of services in accordance with assessed needs and priorities and I would urge that the Executive be consulted as to the ideal configuration and scale of facilities.

Government health policy in respect of front line, community based primary health care is guided by the following key principles:

Services should be delivered from high quality, well-equipped, accessible premises

Professionals should work in multidisciplinary teams and collaborate with other services and providers who are not direct members of the team.

Team services will ideally operate from a central service point from which most services will be delivered.

The opportunity for developing facilities in conjunction with other public service providers and community interests will be explored.

Opportunities for collaboration between the public and private sectors will be developed with a view to maximising funding investment.

Constituency Office
2a Orchard Road, Clondalkin, Dublin 22
Telephone (01) 457 9072
Fax (01) 457 9053

Hawkins House Dublin 2
Teach Haicín Baile Átha Cliath 2
Telephone (01) 635 3135
Fax (01) 671 4429
Email: info@health.gov.ie
Website: <http://www.doh.ie>



The national strategy for primary health care recognises that the provision of modern, well-equipped, accessible premises will be central to the effective functioning of the primary care team. Therefore one of the Government's key objectives is to facilitate and encourage the development, where appropriate, of modern, well-equipped, user-friendly buildings in which the broad range of primary care services, including general practice, can be delivered.

Modern, spacious primary healthcare centres allow primary care services to be delivered via a single point of access for the user and enable closer co-ordination between providers. The concept of delivering all services from a single location is considered appropriate for many settings, especially in urban areas.

The potential for developing the required infrastructure in conjunction with other agencies such as Local Authorities, community developments such as Family Resource Centres, Community Day Centres etc. will also offer the opportunity to combine resources to achieve more cost-effective outcomes. This potential is recognised by the Health Service Executive, and I would encourage your Council to engage in dialogue with the Executive in this regard.

A modern Primary Healthcare Centre at the heart of the new Adamstown will provide this young community of 40,000 or so citizens with an important resource centre to help them enjoy better health and well being. In addition to a wide range of services available from the centre, local people will be able to get health information, to learn of their entitlements and make application for services and benefits, to find out about services provided by voluntary organisations, and, above all, to meet friends and neighbours.

The Government is committed to support the development of this essential healthcare facility at Adamstown through the provision of substantial capital funding to the Health Service Executives multi annual programme.

I would urge that your Council would facilitate and support the Executive, as you have done with the other State Agencies, in becoming active participants in the public service facilities component of the Adamstown development.

Yours sincerely,



Mary Harney TD
Tánaiste and Minister for Health and Children

Deliver It Right Campaign,
C/o Sean Giblin,
2 Finnstown Fairways,
Lucan,
Co Dublin

Paddy McNamara
Administrative Officer
Planning Department
South Dublin County Council
PO Box 4122
Tallaght
Dublin 24
E Mail:- pmcnamara@sdublincoco.ie

29/3/06

Ref:- Proposed Amendment to Adamstown SDZ Planning Scheme 2003

Dear Mr McNamara,

I writing to submit our written comments on the Proposed Amendment to Adamstown SDZ Planning Scheme 2003.

Firstly we have no problem with the changed layout of the primary and secondary schools but we do have a concern on the new location on Health & Safety grounds.

1. **The new layout has moved the primary and secondary schools approx 57M nearer to the 220KV power lines. This reduces the distance from the schools to the power line from approx 90 – 100M down to 30 – 40M. In our view it is highly undesirable that the distance is being reduced to the minimum distance as specified by An Bord Pleanala condition 19 SDZ paragraph 2.3.61 because of the presence of large numbers of children in the schools. This will no doubt be an issue raised by parents when the schools are to be occupied.**
2. **The Pylon is shown on the map approx 15M from the perimeter building which would be in breach of SDZ paragraph 2.3.61.**
3. **Accordingly our submission is that the amendment should state that the power line will be diverted to maintain the existing 90 - 100M distance from the school or be placed underground.**
4. **If this is not possible the amendment should be rejected and a new amendment should be developed with the schools the same distance as they were from the power lines.**

I trust that you will find our submission constructive in considering amendments to the Proposed Amendment to Adamstown SDZ Planning Scheme.

Yours sincerely,

Sean Giblin BE, MIEI, CdipAF

Page 1 of 1

Paddy McNamara

From: Cllr. Derek Keating MCC PC [info@derekkeating.net]
Sent: 29 March 2006 23:50
To: Paddy McNamara
Subject: Proposed Amendment to the Adamstown SDZ Planning Scheme.

66 Beech Park,
Lucan,
Co. Dublin.

Paddy McNamara
Administrative Officer,
Planning Department
South Dublin County Council
PO Box 4122
Tallaght,
Dublin 24

30th March 2006.

Ref:- Proposed Amendment to the Adamstown SDZ Planning Scheme 2003.

Dear Mr McNamara,

Below please find my comments regarding the Proposed Amendment to Adamstown SDZ Planning Scheme 2003 and would ask that these comments be considered in the context of this Proposed Amendment.

In proposing to move the primary and secondary schools, the result is that these schools will be nearer to the power lines. This reduces the distance from the schools to the power line from approx 90 – 100M down to 30 – 40M. In the circumstances I am concerned at this prospect.

I would be grateful if South Dublin County Council would comment on this matter in the context of the SDZ paragraph 2.3.61. I believe that the amendment should state that the power line will be diverted to maintain the existing 90 - 100M distance from the school or be placed underground.

In the interest of safety I would ask that the above be enshrined in the proposed amendment.

Yours sincerely,

Cllr. Derek Keating MCC, PC

30/03/2006



Cllr. Fintan McCarthy

Paul Gogarty TD

Re: Proposed Amendment to Adamstown SDZ Planning Scheme 2003

Dear Sir / Madam,

We wish to record our concern regarding the proximity of the 220KV power lines to the proposed new school location within Adamstown.

In the interests of public health we request that a condition be attached to the amendment requiring the burying of the power lines underground or their diversion to a safer distance.

Thanking you,
Yours faithfully,

Paul

Paul Gogarty TD

Fintan

Cllr. Fintan McCarthy

Lucan Green Party Office
Room 4
Muintir Na Tire Hall
Main Street
Lucan
Co. Dublin

DEPT EDUC
Rialta agus Tógála
Raidéachais agus Eolaíochta
Port Laoise
Mhór
Ríbh Phailí



Planning and Building Unit
Department of Education and Science
Portlaoise Road
Tullamore
Co. Offaly

Mr. Paddy McNamara,
Administrative Officer
Planning Department,
South Dublin County Council,
County Hall, Town Centre,
Tallaght,
Dublin 24

31st March 2006

RE: PROPOSED VARIATION TO ADAMSTOWN PLANNING SCHEME 2003

FORMAL SUBMISSION

Dear Mr McNamara

On behalf of the Department of Education & Science, I make this submission to the proposed variation of the Adamstown Planning Scheme.

The variation proposed is as follows:

'Relocation of the northern part of the combined schools and leisure campus site in the 'Adamstown Castle' development area to an immediately adjoining site to the south-west which is currently within the 'Adamstown Square' development area. Concurrent relocation of the permissible housing development from 'Adamstown Square' to the north-east. Revision of the boundaries of the 'Adamstown Square' and Adamstown Castle' development areas to reflect this change.

The overall quantum of residential and commercial development permissible in the Adamstown SDZ is to remain unchanged. The phasing schedule set out in the SDZ Planning Scheme is to remain unchanged

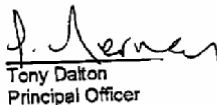
The Department notes that the reason for the proposed amendment is to facilitate a more comprehensive layout for the two primary schools and 1,000 pupil secondary school together with associated play areas, ball courts and playing pitches. A sports hall, community centre, crèche and commercial leisure facility with swimming pool are also to be provided within this development area.

The Department is aware of the revised layouts of the schools campus site, and has been involved in detailed design discussions regarding the schools buildings in this area of Adamstown. The Department considers that the proposed variation to the scheme will enable an improved design of the layout for the school's site and we welcome this initiative by South Dublin County Council.

The Department looks forward to the completion of the variation process at the earliest possible opportunity.

I trust the above is in order, but should you have any queries please do not hesitate to contact the undersigned.

Yours sincerely,

PP 
Tony Dalton
Principal Officer

Tel +353 0506 24300
Fax +353 0506 51119
E-mail firstname.surname@education.gov.ie



9 March 2006

Mr. Paddy McNamara
Administrative Officer
Planning Department
South Dublin County Council
County Hall
Town Centre
Tallaght
Dublin 24

RE: Notice in accordance with Sections 169 & 171 of the Planning & Development Act, 2000 (as amended) of the intention of South Dublin County Council to make a variation to the Adamstown (Strategic Development Zone) Planning Scheme.

Dear Mr. McNamara,

I refer to the abovementioned notice dated 17 February 2006 in relation to a proposed variation to the Adamstown SDZ.

The Department is supportive of the proposed variation and has no comments to make.

Yours sincerely,

Brian Kenny,
Spatial Policy.



STEPHEN LITTLE & ASSOCIATES
Chartered Town Planning and Development Consultants

Mr. Paddy McNamara,
Administrative Officer
Planning Department,
South Dublin County Council,
County Hall, Town Centre,
Tallaght,
Dublin 24

P. McN.

PLANNING DEPARTMENT
30 MAR 2006

29th March 2006

Our Ref. 05023

RE: **PROPOSED VARIATION TO ADAMSTOWN PLANNING SCHEME 2003**

FORMAL SUBMISSION

Dear Mr. McNamara,

We have been instructed by our client, Castlethorn Construction, to make this submission to the proposed variation to the Adamstown Planning Scheme. Castlethorn Construction control a significant portion of lands within the Adamstown Strategic Development Zone and specifically those lands now affected by the proposed variation to the Planning Scheme.

The variation proposed is as follows:

"Relocation of the northern part of the combined schools and leisure campus site in the 'Adamstown Castle' development area to an immediately adjoining site to the south-west which is currently within the 'Adamstown Square' development area. Concurrent relocation of the permissible housing development from 'Adamstown Square' to the north-east. Revision of the boundaries of the 'Adamstown Square' and Adamstown Castle' development areas to reflect this change.

The overall quantum of residential and commercial development permissible in the Adamstown SDZ is to remain unchanged. The phasing schedule set out in the SDZ Planning Scheme is to remain unchanged

We note that the reason for the proposed amendment is to facilitate a more comprehensive layout for the two primary schools and 1,000 pupil secondary school together with associated play areas, ball courts and playing pitches. A sports hall, community centre, crèche and commercial leisure facility with swimming pool are also to be provided within this development area.

It is considered that the proposed variation to the scheme will enable an improved design of the layout for the school's site and our clients welcome this initiative by South Dublin County Council.

We look forward to the completion of the variation process at the earliest possible opportunity.

I trust the above is in order, but should you have any queries please do not hesitate to be in contact with this office.

Yours sincerely,

Mark Johnston
STEPHEN LITTLE & ASSOCIATES
cc. Castlethorn Construction

Appendix 3

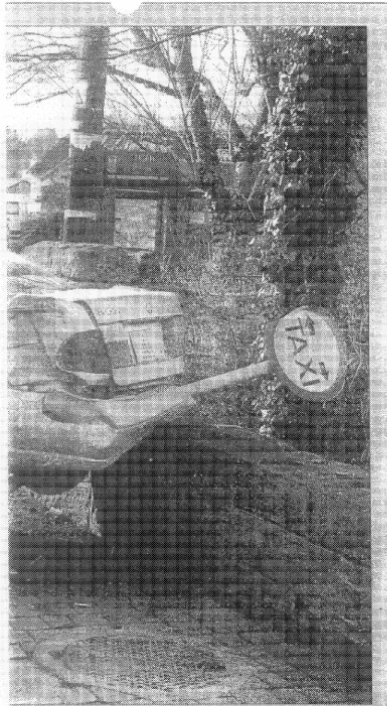
Newspaper notices in relation to Proposed Amendment (No. 1) to Adamstown SDZ Planning Scheme 2003

...not being critical
...to close off the
...road carriageway so
...emergency services could

...incident with the minimum
...interruption to both M50
...road users and neighbouring
...roads and communities," said
...Cllr O'Connell.

...These roads are bad
...enough at the best of times,
...and those responsible for traf-
...fic management should know
...that it's just not good enough

...ive that the situation was
...dealt with. It's understood
...the issue will be topping the
...agenda at the next month's
...Garda/council meeting.



Four vehicles injuries

...en River. Two oncoming cars collided with
...en taxi. Nobody was injured in the crash
...ing Conway

ch and putt Newcastle Rd

...ting wants the local
...to "re-engage" with
...on whether or how
...ment will impact
...b.
...ouncil has already
...discussion with the
...Putt Club and it is

...intended to contact them as
...soon as some matters relating
...to alignment, land severance
...and other engineering mat-
...ters are clarified such that
...meaningful discussions can
...take place," a council official
...told Cllr Keating at this week's
...meeting.



South Dublin County Council

Comhairle Contae Átha Cliath Theas
www.southdublin.ie

PLANNING AND DEVELOPMENT ACTS 2000 – 2004

NOTICE OF PROPOSED AMENDMENT TO THE ADAMSTOWN STRATEGIC DEVELOPMENT ZONE PLANNING SCHEME 2003 (VARIATION NO. 1)

Notice is hereby given pursuant to Sections 169 and 171 of the Planning & Development Act 2000 (as amended) that it is proposed to amend the Adamstown SDZ Planning Scheme 2003 as follows:-

Relocation of the northern part of the combined schools and leisure campus site in the 'Adamstown Castle' development area to an immediately adjoining site to the south-west which is currently within the 'Adamstown Square' development area. Concurrent relocation of the permissible housing development from 'Adamstown Square' to the north-east. Revision of the boundaries of the 'Adamstown Square' and Adamstown Castle' development areas to reflect this change.

The overall quantum of residential and commercial development permissible in the Adamstown SDZ is to remain unchanged. The phasing schedule set out in the SDZ Planning Scheme is to remain unchanged.

A copy of the proposed Variation including plans may be inspected from **Friday 17th February 2006 to Friday 31st March 2006** at the following locations:

- The Planning Department, South Dublin County Council, County Hall, Tallaght Dublin 24: 9.00 a.m. to 5.00 p.m. Monday to Thursday and 9.00 a.m. to 4.30 p.m. Friday.
- Local Branch Library at Lucan during normal opening hours.
- The Council's websites www.southdublin.ie and www.adamstown.ie

Written submissions or observations in relation to the proposed Variation made to the Planning Authority at the address below **before 4.30 p.m. on Friday 31st March 2006** will be taken into consideration before the making of the Variation. Submissions or observations cannot be accepted in any other format or to any other postal address other than as set out below:

Paddy McNamara, Administrative Officer,
Planning Department, South Dublin County Council,
County Hall, Tallaght, Dublin 24 or by email to
pmcnamara@southdublin.ie

T. Doherty

Director of Planning

17th February, 2006

www.southdublin.ie for all your information needs

Lucan Gazette 26/02/06

The tribunal is investigating the Ballycullen rezoning, for which lobbyist Frank Dunlop

ner hand and said: "It's nice to meet an honest councillor." Ms Muldoon commented: "That made me think a lot. I

wasn't aware I was such a rare breed."

She told Judge Alan Mahon she was shocked at the remark. "It seemed to me he was saying that a lot of other councillors were not honest, that I was somehow unusual or different." While she was not specifically aware of payments being made to councillors, there was evidence of inducements being made available.

The Jones Group had provided jeeps for one candidate at election-time, presumably to put up posters. She had heard on the grapevine of one councillor who had her kitchen put in by a builder.

Some people who would have opposed rezoning reported them instead, she said. "rezoning coterie" was in

tion. She was not surprised when rezoning passed in October. There was a rezoning motion the council made up most of the Fine Gael and Fianna Fáil members with quarters of Fine Gael and PDs. Labour, Democratic Independents and a few Fine members generally opposed rezoning motions.

She was absolutely angry when DL voted for the Ballycullen rezoning as she had r



South Dublin County Council

Comhairle Contae Atha Cliath Theas
www.southdublin.ie

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T. Doherty

Director of Planning

17th February, 2006

www.southdublin.ie for all your information needs

Crematorium for Cork approved

BARRY ROCHE

SOUTHERN CORRESPONDENT
An Bord Pleanála yesterday granted planning permission for the first crematorium outside Dublin when it gave the go-ahead for a €2.5 million facility at the former Irish Steel depot at Rocky Island in Cork Harbour.

Strikemount Ltd said the crematorium should be operational by the end of the year. It is understood that the facility will be able to cremate up to five bodies a day when fully operational.

Cork County Council had granted planning permission for the facility last September but the decision was appealed by a number of parties, including Ringaskiddy and District Residents' Association. Rocky Island, was used by the British navy in the 19th century as the location for a gunpowder magazine. Now derelict it is connected to the mainland by a bridge. The crematorium will be built in the existing magazine building

Punter

A punter lost a €38,000 damages claim for alleged defamation character against Paddy P bookmakers in the Circuit Court in Dublin yesterday.

John Gorman, of Dunard Dr Navan Road, Dublin, claimed had been humiliated and embarrassed when a clerk in Paddy P's betting office in Phibsbo Dublin, publicly shouted that had left her €30 short on a bet.

Mr Justice Esmond Smyth, following a trial which lasted two days, dismissed Mr Gorman's €38,000 damages claim.

He said he accepted clerk Glian Leeper's evidence that after having called Mr Gorman to the counter she had spoken to him discreetly.

Pickets placed

CHRIS DOOLEY

Pickets were placed yesterday on two building sites operated by Collen Construction in support of three bricklayers who were jailed last week.

Andrew Clarke, Cromlech Fields, Ballybrack; Keith Kelly, Ashlawn Park, Ballybrack; and William McClurg, Salfynoggin,

Hunt Museum inquiry

KARL HANLON

An expert group established to investigate allegations of Nazi links to artefacts at the Hunt Museum in Limerick has completed its interim report.

In the report, the group states that a computer database of the entire collection at the Hunt Museum has been completed ahead of schedule. This database is now available on the web and

it covers some 1,946 art objects managed by the Hunt Museum.

The expert group was appointed by the Royal Irish Academy to carry out an independent investigation into the origin of all artefacts in the museum, following allegations by the Simon Wiesenthal Centre in Paris.

The Hunt Collection, with an estimated value of €70 million, is one of the world's largest private

Adamstown SDZ Planning Scheme 2003

Amendment No. 1

Schedule of plans on public display 17 February – 31 March 2006

1. Area of proposed amendment (outlined red)
2. Current Development Area boundaries
3. Current indicative layout of area
4. Proposed amendments to Development Area boundaries
5. Proposed amendment to indicative layout of area



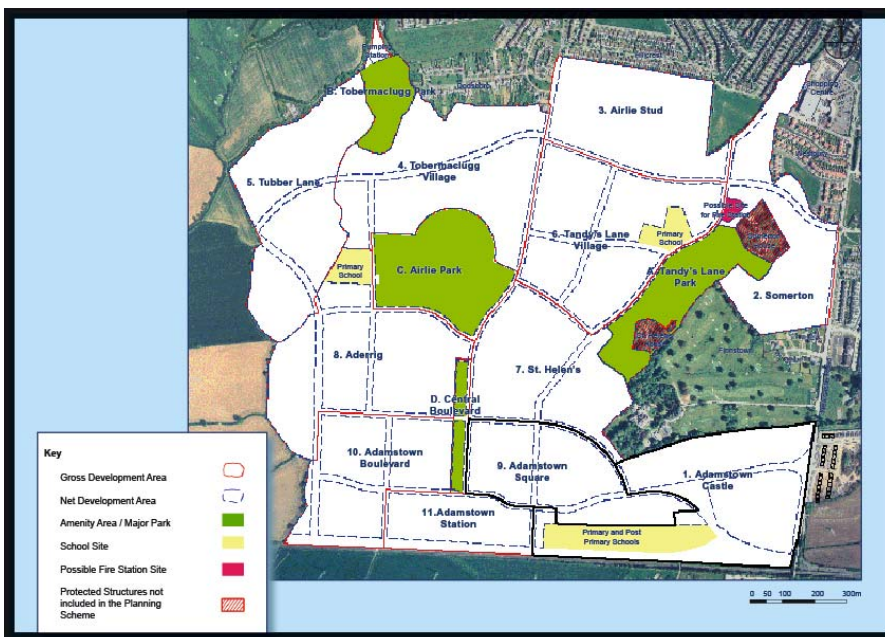
1. Area of proposed amendment (outlined red)



2. Current Development Area boundaries



3. Current indicative layout of area



4. Proposed amendments to Development Area boundaries

- Key - Access and Movement**
- Access Distributor Road with Busway
- Residential Distributor Road with Busway
- Residential Distributor Road - no Parking
- Residential Distributor Road - with Parking
- Access Point from Main Road Network
- Local Through Road
- Pedestrian and Cycle Network
- Key - Buildings and Spaces**
- Boundary of Net Development Area
- Key Building Frontage
- Key - All Plans**
- SDZ Planning Scheme Boundary (Gross Development Area)
- SDZ Planning Scheme Boundary (where outside gross development area)
- Road
- Dedicated QBC Busway
- Perimeter Building
- Courtyard Building
- Reduced Height Building
- Flexible Use (Perimeter) Building
- School/Civic Building
- Opportunity for Landmark Building
- Local Public Open Space
- Private Open Space
- Established Tree to be Preserved



5. Proposed amendment to indicative layout of area