

**MINUTES OF THE ADAMSTOWN SDZ  
STEERING GROUP MEETING**

**CLONDALKIN CIVIC OFFICES - 20<sup>TH</sup> SEPTEMBER, 2005**

**Attendance:**

<b>Councillors</b>	D. Keating	F. McCarthy
	E. Tuffy	T. Ridge
<b>Stat. Agencies</b>	Paula Nerney	Department of Education & Science
	Fergal Black	Health Service Executive
	Owen Shinkwin	Dublin Transportation Office

Apologies for inability to attend from Iarnrod Eireann,  
Dublin Bus and the Department of Environment

<b>S.D.C.C.</b>	Paul Hogan	SDZ Project Manager - Chairperson
	Fionnuala Lennon	SDZ Project Planner
	Hugh Hogan	Senior Executive Officer
	Gabrielle McGee	Senior Executive Engineer
	T. Behan	Staff Officer

**1. Introduction**

Paul Hogan welcomed Fergal Black, who is the new representative on the steering group from the Health Service Executive, to the meeting. Fergal is the Local Health Officer for the Dublin West area and he is involved in all community services in the Dublin West area.

**2. Minutes of Previous Steering Group Meeting (21<sup>st</sup> June, 2005)**

The Minutes of the meeting of the Adamstown Strategic Development Zone Steering Group held on the 21<sup>st</sup> June 2005 were noted.

**3 Project Update**

• **Monitoring**

Fionnuala Lennon advised that approximately 150 units were under construction at present by Castlethorn Construction. The Adamstown Project Team visit the site at least once a week to monitor progress and to ensure that planning conditions are being complied with. The first units should be available for sale by mid January 2006.

- **Communication/Liaison**

The new version of the Adamstown website [www.adamstown.ie](http://www.adamstown.ie) went live in June. The website is updated weekly. The Project Team meet regularly with the Adamstown developers to monitor the implementation of the Planning Scheme.

- **Planning Applications**

Planning Permission was granted for another major housing development in Adamstown in August 2005. Maplewood Developments Ltd applied for planning permission for 271 residential units at Airlie Stud but permission was granted for 252. Of these 170 residential units will be constructed as part of a first phase of the development in accordance with the overall infrastructure phasing plan in the Adamstown SDZ Planning Scheme. Construction work on the Adamstown Link Road is due to commence shortly - a compliance submission in respect of the planning conditions is currently being assessed. Construction work on the railway station is likely to commence in the next couple of months. Work is in progress on the upgrading and widening of the R120 Newcastle Road - current single lane traffic flow restrictions are due to end in October.

Councillor Eamon Tuffy enquired of the 252 units granted planning permission what % would be social/affordable. Paul Hogan replied that 15% would be social/affordable in accordance with Part V.

- **Support Strategies**

- i. **Review of community liaison strategy (paper attached for discussion)**

Fionnuala Lennon presented a report on the [Review of Community Liaison Strategy for Adamstown](#).

Paul Hogan advised that feedback on the Strategy would be welcome from the members of the Steering Group and recommended that any comments be sent to Fionnuala Lennon.

Cllr McCarthy said that the newsletter and website were very helpful as is making available the Adamstown planning applications at Lucan Library for people to view. He suggested that it would be helpful if these applications could be combined with a permanent display on Adamstown at the library, which identified those areas of Adamstown where planning applications related to and where developments were currently under construction.

Cllr Keating also advised that the website is a great facility and is used regularly by residents of Lucan area.

## **ii. Civic Centre**

An initial brief for the Adamstown Civic Centre has been prepared by a corporate working group and is to be discussed by the Council's Built Environment Cluster Group. The brief focuses on what potential services could be available in the Civic Centre, e.g. Library Services, Arts Services, community facilities, etc. The initial brief will be circulated to the Steering Group in due course.

Councillor Eamon Tuffy queried if it would be a "Lucan" Civic Centre or an "Adamstown" Civic Centre. Paul Hogan replied that the proposed Civic Centre will be primarily designed to serve Adamstown but will also be available to serve the wider Lucan area.

## **iii. Enterprise Centre**

A proposal for a model for the Enterprise Centre has been prepared by the County Enterprise Board and SDCC and presented to the developer Castlethorn Construction who are now examining it in detail and looking at the costs of delivery, etc. The model is very much at exploratory stage at present and the Steering Group will be kept informed of progress.

## **iv. Cycle Links Strategy**

Presentation by Fionnuala Lennon on the final draft of the [Adamstown Cycle Links Strategy](#) - [Map](#)

Paul Hogan recommended that the members of the Steering Group look at the report and send any comments/queries to the Adamstown Project Team.

- ***Developer initiatives***

The Developers are preparing a Design Guide for Adamstown that should be completed by November 2005. They are also continuing to work on a masterplan for the District Centre, and the Health Centre and Enterprise Centre will potentially be addressed in this context.

Councillor Fintan McCarthy queried how the District Centre would compare with the existing Superquinn Shopping Centre.

Paul Hogan replied that ideally it would include community and service uses such as the Health Centre, Civic Centre, Library, Community Centre as well as shopping floorspace making it a vibrant and vital area and not just a shopping centre. The Railway station is crucial to the centre as it will provide an alternative means of access, other than shopping by car.

#### **4. Reports on Negotiation with Developers - Updates on: -**

- **Railway Station**

Paul Hogan said that Iarnrod Eireann had been requested to put forward a replacement representative for Fergal Lalor on the Steering Group

It is anticipated that the Rail Works Order will be published shortly. The Developers have agreed to build the Adamstown railway station under supervision of Iarnrod Eireann - the expected completion date is end of 2006/early 2007

Councillor E. Tuffy enquired if the Board of Iarnrod Eireann has signed the Railway Order and when the Railway Order is confirmed will it require Government approval?

Paul Hogan advised that these queries would need to be pursued with Iarnrod Eireann.

- **QBCs/Bus**

Derry O'Leary Dublin Bus sent his apologies for inability to attend meeting. There was no update on this issue for the Steering Group.

- **Roads**

Paul Hogan said that the delay in acquiring lands for Newcastle Road upgrade meant that it is behind schedule. Current single lane traffic flow restrictions were due to end in October although accommodation works would continue until December.

Construction on the Adamstown Link Road is due to commence in the next couple of weeks. Hugh Hogan advised that the developer had a licence to build road due to commence October/November and that this includes the bridge.

Cllr E Tuffy enquired if construction on the Fonthill Road is due to commence at the end of 2006 - should be completed in 12 months time?

Paul Hogan advised that the Adamstown Link Road and last phase of the Outer Ring Road would take approximately the same length of time to complete.

- **Schools**

Paula Nerney, Department of Education and Science advised that good progress on the design of the Schools Campus had been made with the developer and that a further meeting had been arranged for the following week. A planning application for the schools is likely to be lodged before Christmas. It is anticipated that the first school will open September 2007.

- **Health**

Fergal Black, Health Service Executive is the new member of the Steering Group. The Health Centre is critical regarding primary health care. The current Health Centre in Lucan does not meet the needs of the area adequately. It would be appropriate to locate the Health Centre close to a primary school, as this will give access to public health nurse and childcare facilities and shared carparking. The provision of capital funds is critical to the delivery of a Health Centre at Adamstown. Currently, the majority of capital funding goes to acute hospital services. However it is hoped that the situation will improve - Professor Drum said recently that the Health Service Executive is moving towards community services.

- **Future Planning applications**

Planning applications for schools, park and playground facilities are likely to be submitted before Christmas.

## **5. Project Schedule & Work Programme 2005**

Paul Hogan said that the Adamstown Project Team would arrange site visits if any members of the Steering Group are interested. Fionnuala Lennon will circulate an email with a suggested date.

## **6. Confirmation of date of next meeting**

The next meeting of the Adamstown SDZ Steering Group will be held at 2.30 on Monday 5<sup>th</sup> December, 2005 in the Civic Offices in Clondalkin.

## **7. Any Other Business**

There was no business under this heading.