

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

CLONDALKIN CIVIC OFFICES - 5th December, 2005

Attendance:

Councillors	F. McCarthy	E. Tuffy
Stat. Agencies	Fergal Black Sinead Clair Gabrielle McKeown	Health Service Executive Iarnrod Eireann Department of Environment, Heritage & Local Government

Apologies for inability to attend from Dublin Bus, Dublin Transportation, the Department of Education and Councillor Derek Keating

S.D.C.C.	Tom Doherty Paul Hogan Fionnuala Lennon Eddie Conroy T. Behan	Director of Planning - Chairman SDZ Project Manager SDZ Project Planner Senior Architect Staff Officer
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1. Introduction

Tom Doherty welcomed Sinead Clair, who is the new representative on the steering group from Iarnrod Eireann, to the meeting. Sinead is also involved in the Kildare Route Project design team.

2. Minutes of Previous Steering Group Meeting (20th Sept. 2005)

The Minutes of the meeting of the Adamstown Strategic Development Zone Steering Group held on the 20th September, 2005 were noted.

3 Project Update

- **Planning Achievement Award 2005**

The Adamstown Planning Scheme won the Overall Planning Achievement award 2005 as part of the Irish Planning Institute's National Planning Awards for its ground breaking work in preparing and implementing the Planning Scheme. Members of the Steering Group congratulated the project team on the award.

Monitoring

A [Monitoring Report](#) and [graph](#) on residential development within Adamstown SDZ which had been prepared by the Adamstown Project Technician Derek Taylor, had been circulated with the agenda.

Fionnuala Lennon added that a condition compliance submission from Maplewood Development in respect of the Airlie Stud development was expected shortly and they hope to be on site early in the New Year.

- ***Communication/Liaison***

The Council continue to update the Adamstown website www.adamstown.ie. The Project Team meet regularly with the Adamstown developers to monitor the implementation of the Planning Scheme. The developer intends to launch an advertising campaign for Adamstown in January with television advertisements etc.

Fionnuala Lennon said that the Project Team had taken on board recommendations made by Councillor McCarthy at the last Steering Group meeting that the planning applications on view in the Lucan Library be combined with a display which identified the areas of Adamstown where planning applications related to and where developments were currently under construction. This was carried out by the Project Team and will be updated on a regular basis.

- ***Planning Applications***

A planning application for the construction of a small public park and play area in the Adamstown Castle area was received on the 24th October, 2005 and a decision is due on the 17th December, 2005.

Councillor Eamon Tuffy enquired when the first housing units in Adamstown would be occupied. Paul Hogan replied that they would go on the market in January and potentially would be occupied during summer 2006.

Councillor Tuffy enquired which of the residential units approved in Adamstown to date would be social/affordable in accordance with Part V, particularly in the first phase. Paul Hogan replied that the two residential permissions granted to date included social and affordable housing in compliance with Part V requirements and that overall, the breakdown was likely to be 1/3 Affordable; 1/3 Social and 1/3 Housing Association. Cluid Housing Association was involved in the first phase in Adamstown Castle.

Councillor Fintan McCarthy enquired if there was a planning application for a sales office on the site? Paul Hogan replied that a

planning application had recently been submitted for temporary change of use of 2 residential units to be used as a marketing suite and Information Centre.

Support Strategies

Fionnuala Lennon said that as there had been no further feedback from the Steering Group on the “Review of Community Liaison Strategy for Adamstown” which was presented to the previous Steering Group meeting the project team would finalise the Community Liaison Strategy and Action Plan for 2006 and post it on the website.

i. Civic Centre

Fionnuala Lennon said that the draft first stage Civic Centre brief had been presented to and endorsed by the council’s Built Environment Cluster Group and would be circulated to the Steering Group members for information. The next stage was to develop and consult on a more detailed Stage 2 Brief over the coming year.

ii. Enterprise Centre

Fionnuala Lennon reported that Castlethorn Construction was supportive of the draft model for delivering the Enterprise Centre and that the next stage in bringing it forward was to develop a detailed work programme and brief in tandem with the developers and the County Enterprise Board.

- ***Developer initiatives***

Paul Hogan reported that it was anticipated that the draft Adamstown Design Guide prepared by the developers would be submitted to the Council for comment by the end of the year. They are continuing to work on a Master Plan for the District Centre and hope to meet with the project team shortly to discuss it.

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

- **Railway Station**

Sinead Clair is the new representative from Iarnrod Eireann on the Steering Group. She said that enabling works have commenced on the Railway Station. This is part of Adamstown Scheme and is separate from the Kildare Route Project. The developer would like to be on site in February, but must comply with ‘Cert C’ construction certificate. The developer’s architect is liaising with Irish Rail. They hope to start in February and complete Railway Station by the end of 2006.

Cllr F McCarthy enquired if the railway station would be open for service by the end of next year. Sinead Clair replied that would depend on the station being completed and commissioned and meeting all the necessary standards and requirements of Irish Rail. Certainly, it would need to be reflected in revisions to the rail timetable next year.

Paul Hogan enquired if the station would proceed ahead of the Kildare Route Project and Sinead Clair replied that the station is a stand alone project and not dependent on progress with the Rail Works Order. The Kildare Route Project timeframe is likely to be as follows:

- Detailed design finished by summer 2006
- Outcome of the Inquiry/Railway Order Application is estimated to be known by late summer 2006
- Build contract will take 3 years from 2007 - 2010

- **QBCs/Bus**

Derry O'Leary Dublin Bus sent his apologies for inability to attend the meeting. Paul Hogan advised that a meeting had taken place with the developers and Dublin Bus on site to agree the locations of new bus stops to serve the first phase of Adamstown. It was likely that the 25A service would be extended to serve the Adamstown Castle area initially.

- **Roads**

Paul Hogan stated that construction has commenced on the Adamstown Link Road. The first element to be constructed will be the replacement vehicular road link from Hayden's Lane to the R120 Newcastle Road. Construction work has also started on behalf of the Council on the Fonthill Road link and will take 15 months to complete.

- **Schools**

Paula Nerney, Department of Education and Science sent her apologies for inability to attend the meeting. The Department of Education are to meet with the Council soon to discuss the lay out and design of the first primary and secondary schools that will be provided in the Adamstown Castle area. It is anticipated that a planning application for the first school is likely to be lodged in the next few months and that the first school will open in September 2007.

Paul Hogan advised that a meeting would be arranged early in the New Year with local Councillors to enable the project team and

Department of Education to brief them on the proposed layout and format of the schools.

- **Health**

Fergal Black, Health Service Executive said that he met with Castlethorn Construction on the 7th September, 2005 and requested details of health and primary care facilities. They must now complete a business plan for health & primary care facility and submit them to the Board of Health Service Executive for approval and inclusion in capital plans for 2006. It is necessary to acquire a suitable site to service the health needs of the population in the area. It would be appropriate to locate the facility close to the schools for access to childcare facilities, crèche and shared car parking.

Paul Hogan said that the Developer's concept of the District Centre included 'Health and Wellness zone' i.e. Health centre, chemist etc.

Cllr Tuffy said that he supported the Health Service Executive plans for Adamstown.

Cllr F McCarthy enquired if health facilities are a phased requirement of the scheme. Paul Hogan replied that it was not on a phased requirement but that they could in future make a variation to make phased requirement if it proved necessary.

5. Project Schedule & Work Programme 2005

Paul Hogan advised that a new work programme for 2006 would be developed.

6. Confirmation of date of next meeting

The next meeting of the Adamstown SDZ Steering Group will be held at 2.30 on Tuesday 21st March, 2006 in the Civic Offices in Clondalkin.

7. Any Other Business

- Paul Hogan advised that he and Tom Doherty have arranged a meeting with the gardai next week to discuss their requirements for the Adamstown area.
- Cllr F McCarthy - requested that residents in adjacent estates are made aware in advance of any disruption to services – electricity, water etc. Tom Doherty assured Councillor McCarthy that the adjoining residents would be informed of any disruption of services where possible.